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Level III No Site Visit Reserve Study Report For Fiscal Year Beginning January 1, 2026



Villages of Garrison Creek

College Place, WA

October 23, 2025



Reserve Study Summary for Villages of Garrison Creek

240 Units
For Fiscal Year Beginning January 1, 2026

Overview	
Starting Reserve Balance	\$608,964
Fully Funded Balance	\$1,734,321
Percent Funded	35%
Reserve Fund Strength (Weak, Fair or Strong)	Fair
Total Surplus or (Deficit) of Reserve Funding	\$(1,125,357)
Surplus or (Deficit) on a Per Unit Average Basis***	\$(4,689)
Current Reserve Contribution Based on Last Approved Budget	
Current Reserve Contribution Rate, Annually	\$205,000
Current Special Assessment For Reserves, Annually	n/a
Is the Current Contribution Rate Within Range Provided by Study Below?	Yes
Reserve Study Funding Plan Options Beginning January 1, 2026	
100% Full Funding Contribution Rate, Annually	\$226,900
70% Threshold Funding Contribution Rate, Annually	\$193,000
Baseline Funding Contribution Rate, Annually	\$133,600
Recommended Annual Special Assessment	n/a

Study Description & Assumptions

This is a Level III No-Site-Visit reserve study. No site visit was performed as part of this report. This report assumes a 3% annual inflation rate and 1% interest rate. Taxes on interest income and other outside factors are not included.

Property Description

Villages of Garrison Creek consists of 240 single family homes located in College Place, WA. It was constructed in or around 1997.

Recommended Funding Plan

We recommend that the association budget for annual reserve contributions of \$193,000 to \$226,900 per year in 2026.

Recommended Special Assessment(s)

No special assessments are recommended at this time.

Other Notes

None.

***Current surplus or deficit is calculated on an average per unit. If the association calculates its assessments based on a fraction or percentage that varies by unit, it should calculate the current deficit or surplus based on that schedule. To do so, subtract the association's starting reserve balance above from the fully funded balance, and multiply the resulting number by the fraction or percentage allocable to each unit.

**Villages of Garrison Creek
Component List**

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Grounds					
1000	Concrete - Repair Allotment	4	-3	0	\$10,000
1005	Asphalt - Repair & Sealcoat	5	2	1	\$21,710
1007	Asphalt - Crack Fill	Unfunded			
1010	Asphalt - Grind & Overlay	30	5	6	\$189,963
1015	Street Signs - Replace	30		10	\$33,000
1020	Bridge - Repair/Replace (Pond)	35		32	\$12,750
1025	Bridge Railings - Replace (Bridge 1)	25	5	1	\$9,500
1030	Bridge Railings - Replace (Bridge 2)	25	4	0	\$9,500
1035	Bridge Railings - Replace (Bridge 3)	25		24	\$9,500
1040	Bridge Main Beams/Surface - Replace (Bridge 1)	30		18	\$41,250
1045	Bridge Main Beams/Surface - Replace (Bridge 2)	30		18	\$10,000
1050	Bridge Main Beams/Surface - Replace (Bridge 3)	30		18	\$14,375
1060	Monument Sign - Refurb/Replace	30		1	\$2,500
1070	Wood Fence - Replace	Unfunded			
1135	Landscape - Refurbish Allotment	1		0	\$20,000
1145	Trees - Trim/Remove	2		1	\$2,600
1150	Bark/Gravel - Replenish	2		0	\$2,100
1155	Irrigation System - Replace	40		11	\$250,000
1156	Irrigation System - Repair Allotment	1		0	\$5,000
1160	Drainage System - Maintain	Unfunded			
1175	Pole Lights - Replace	30	10	11	\$16,800
1185	Landscape Lights - Replace	Unfunded			
1190	West Pond - Remove Sediment	20		16	\$89,000
1195	East Pond Liner - Replace	20		14	\$54,000
1205	Clock Tower Exterior - Refurbish	30		27	\$7,900
1210	Clock Tower Exterior - Repair & Paint	10		7	\$1,700
1215	Storage Shed - Refurbish	32		29	\$8,000
1220	Storage Shed Exterior - Repair & Paint	8		5	\$1,250
1225	Creek Pump House - Refurbish	Unfunded			
Recreation					
2010	Benches - Replace	Unfunded			
2015	Gazebo Roof - Replace	25		6	\$3,900
2020	Gazebo Exterior - Refurbish	24	3	19	\$10,000
2025	Gazebo Exterior - Paint	8		3	\$2,500

**Villages of Garrison Creek
Component List**

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Equipment & Mechanical					
5000	Backflow Valve - Replace	15		13	\$15,000
5005	Water Mains - Repair Allotment	3		0	\$20,000
5010	Water Mains - Replace (PH 1, 2, 5, 6, 7)	75		46	\$1,035,625
5011	Water Mains - Replace (PH 10)	75		56	\$108,750
5015	Sump Pump - Replace (1 hp)	12		7	\$7,750
5020	Sump Pump - Replace (2 hp)	12		7	\$15,950
5025	Sump Pump - Replace (3/4 hp)	12		7	\$7,100
5035	Creek Pump - Replace	Unfunded			
5050	Generator - Replace	20		1	\$10,500
5055	Clock Tower Well Pump - Replace	15		13	\$13,550
5060	Clock Tower Well Casing - Replace	75		46	\$100,000
5065	Riding Lawnmower - Replace	12		8	\$6,500
Professional					
6010	Reserve Study - Annual Update	Unfunded			
Other					
6500	Mailbox Structures - Replace (2025-2030)	1		0	\$13,200
Village (Phase) 1					
7001	Mailbox Structures - Replace PH 1	20	20	22	\$4,400
7005	Asphalt - Repair & Sealcoat PH 1	5		3	\$6,606
7010	Asphalt - Grind & Overlay PH 1	35	1	33	\$95,585
Village (Phase) 2					
7500	Mailbox Structures - Replace PH 2	20	20	22	\$6,600
7505	Asphalt - Repair & Sealcoat PH 2	5	2	1	\$5,004
7510	Asphalt - Grind & Overlay PH 2	30	-1	1	\$43,785
Village (Phase) 5					
7900	Mailbox Structures - Replace PH 5	20	20	22	\$6,600
7905	Asphalt - Repair & Sealcoat PH 5	5		1	\$13,914
7910	Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	5		3	\$2,046

**Villages of Garrison Creek
Component List**

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
<i>Village (Phase) 5 continued...</i>					
7915	Asphalt - Grind & Overlay PH 5	30	3	6	\$121,748
7920	Asphalt - Grind & Overlay (Alley) PH 2/5/6	30	1	28	\$26,000
Village (Phase) 6					
8000	Mailbox Structures - Replace PH 6	20	20	22	\$4,400
8005	Asphalt - Repair & Sealcoat PH 6	5	2	1	\$16,292
8010	Asphalt - Grind & Overlay PH 6	30	2	6	\$142,555
Village (Phase) 7					
8100	Mailbox Structures - Replace PH 7	20	20	22	\$6,600
8105	Asphalt - Repair & Sealcoat PH 7	5	2	1	\$18,456
8110	Asphalt - Grind & Overlay PH 7	30	-1	6	\$161,490
Village (Phase) 8					
8200	Mailboxes - Replace PH 8	25		17	\$9,000
8205	Asphalt - Repair & Sealcoat PH 8	5	2	1	\$17,752
8210	Asphalt - Grind & Overlay PH 8	30	2	16	\$155,330
Village (Phase) 9					
8400	Mailbox Structures - Replace PH 9	25		16	\$9,000
8405	Asphalt - Repair & Sealcoat PH 9	5	2	1	\$17,528
8410	Asphalt - Grind & Overlay PH 9	30	2	21	\$153,370
Village (Phase) 10					
8600	Mailbox Structures - Replace PH 10	20		4	\$6,000
8605	Metal Fencing - Replace PH 10	Unfunded			
8610	Gates/Equip - Replace PH 10	Unfunded			
8615	Monument - Replace PH 10	Unfunded			
8620	Asphalt - Repair & Sealcoat PH 10	5	2	1	\$8,386
8625	Asphalt - Grind & Overlay PH 10	30		11	\$73,378

An Introduction to Your Reserve Study

The Purpose of Your Reserve Study

The purpose of your reserve study is to develop a budgetary model to assist the association with preparing for the maintenance, repair and replacement of the assets which are under the association's responsibility. The report provides both estimated timeframes in which these projects are expected to occur as well as a cost allowance for the project. A reserve study consists of two parts; the physical analysis and the financial analysis. The physical analysis includes the component inventory and associated information including useful life, remaining useful life and cost allowances. The financial analysis includes the association's current reserve fund status (the percent funded) and funding recommendations.

Reserve Study Standards

This report is prepared in accordance with the National Reserve Study Standards (NRSS) by Community Associations Institute (CAI). First published in 1998, the NRSS provides guidelines related to the preparation of reserve studies including what information is included and how calculations are prepared. The full NRSS can be viewed at [National Reserve Study Standards](#) and an explanation of the NRSS is available at [NRSS Explanation](#).

Types of Reserve Studies

There are four types of reserve studies under National Reserve Study Standards:

- **Level I Full** – This is the initial report prepared by the association. This report includes a site visit in which a non-intrusive basic visual review is conducted and association assets are counted, measured and/or quantified. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly. A Full study is typically only prepared once as the quantities and other data can be used in future reports.
- **Level II With-Site-Visit** – This report includes a site visit in which a non-intrusive basic visual review is conducted. No assets are quantified as this process was previously completed during the Full study process. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated accordingly. After the initial full study, most associations perform a with-site-visit report every third year; this cycle is required for Washington State associations with significant assets.
- **Level III No-Site-Visit** – This report does not include a site visit. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated. The No-Site-Visit update is primarily based on the current reserve account balance, projects completed since the last report, current industry costs, and any proposals the association may have received for upcoming projects.
- **Level IV Preliminary, Community Not Yet Constructed** – This report is prepared for communities that are in the development phase and have not yet been constructed. The component list is typically developed using building and site plans along with details provided by the developer. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly.

What Components are Included

National Reserve Study Standards provide for a three-part test to determine which items are funded within a reserve study. First, the component needs to be an item that the association is responsible to maintain, repair and replace. It cannot be an item that an owner or other party is responsible for. Next, the item must be "predictable" in that it has a predictable useful life (i.e. we need to be able to determine how long, on average, the item will last), and a remaining useful life (i.e. we need to be able to determine how much longer until that item requires replacement). Lastly, the cost to maintain, repair and replace the component must be above a minimum cost which is typically defined as 1% or more of the annual operating budget, however some associations may opt to define a different funding threshold. Using 1% of the annual operating budget, an association with a \$100,000 annual budget would have a \$1,000 reserve funding

threshold.

One consideration that is not included within the NRSS three-part test are significant expenses which occur annually. Some associations opt to include annual expenses that exceed the 1% funding threshold in their study, however it is our opinion that these expenses are best handled through the operating budget. From an administrative and practical standpoint it is most advantageous to budget and pay for those expenses through the operating account, particularly in states such as Washington State which feature statutory limitations regarding reserve fund disbursements.

The intent of funding for reserve components is to maintain, repair or replace those exact components in the future. Capital improvements are not included within a reserve study and reserve funds should not be used accordingly. A capital improvement is the addition of an item that does not previously exist, such as installing a swimming pool when one was not previously present. Repurposing an existing item into something new is also considered a capital improvement; an example would be converting a janitorial closet in the clubhouse into an additional restroom. Replacing an existing item with an upgraded but like-kind product is not considered a capital improvement and reserve funds may be used in this instance; an example would be replacement of a wood deck with a composite (Trex®) material.

How Are Costs Determined

The cost allowances within a reserve study are determined in a number of ways. First, the association's prior cost history or recent vendor proposals are generally the best predictor of future costs as they are specific to your community. When a cost history is unavailable, a number of methods to determine costs may be used by the reserve study provider including, but not limited to research with vendors (including the association's vendors) and/or industry average costs. When industry average costs are used, they are adjusted based on the geographical location and current economical market of each client.

Fully Funded Balance Calculation

One of the most common questions related to a reserve study is how the fully funded balance is calculated. Contrary to popular belief, the fully funded balance is *not* the cost to replace all the association's assets today. Rather, it is the total accumulated deterioration of the association's assets. Let's take the example of a roof. If the roof lasts 30 years and costs \$30,000 to replace, the association would save \$1,000 per year so that it would have the \$30,000 it needs to replace the roof by the 30th year. If the roof is two years old, the association would need \$2,000 on hand to be 100% funded, meaning that it had the exact amount of cash on hand that the roof had deteriorated to date. If the association only saved \$1,000 by the second year, it would then be 50% funded instead. The reserve study calculates the deterioration of each of the association's assets through the date of the study, taking into consideration their age and replacement cost allowances, and the cumulative total of those numbers is the association's fully funded balance.

Reserve Fund Strength, Also Known As Percent Funded

The association's percent funded is calculated by comparing the association's current reserve balance against the fully funded balance, which we defined above. Generally speaking, an association that is less than 30% funded is considered to have a weak reserve account balance and thus a high risk of requiring a special assessment. Associations which are between 30% and 69% funded are considered to have a moderate funding position and therefore a medium risk of a special assessment. Association's which are 70% or more funded have a strong funding position and a low risk of requiring a special assessment. One of the many goals of your reserve study is to help the association achieve, and keep, a strong funding position with a low risk of a special assessment.

How to Pay for Reserve Projects

The question of reserve expenses is not if they will occur, but when they will occur. The best and most cost-effective way to ensure that funds are available for these expenses is to save for future projects through regular contributions to the reserve fund. This not only ensures that funds are available as projects arise, thus reducing the chances of deferred

maintenance, but it is also the most equitable to ownership groups over time. If a person owns a unit for one year, they contribute toward one year of reserves. The same goes for a person who owns their unit for five years, or for 30 years. If the association does not fund the reserve account through regular contributions and instead assesses a special assessment or takes out a loan for the project, the current ownership group is unfairly burdened with paying the full project cost even though previous owners enjoyed the use of those assets.

Properly reserving for anticipated maintenance, repair and replacement projects also results in lower overall costs to the association. Inadequate reserve funds often result in deferred maintenance, which can cause higher project costs and risk potential damage to association assets. For example, deferring an exterior paint project may result in increased future costs due to the additional prep work required to address peeling paint, repairs to exposed wood which has started to decay, etc. There are also administrative expenses associated with levying a special assessment and interest expenses associated with taking out a loan, both of which are avoided when adequate reserve funds are available.

Preventive Maintenance Manual

Preventive maintenance is a critical aspect of properly maintaining association assets and achieving their longest useful life. National Reserve Study Standards (NRSS) recommends that a preventive maintenance manual be prepared by each community and updated regularly. Preparation of such manual is beyond the scope of standard reserve study services and should be prepared independently by the association. Additional resources are available within Community Associations Institute's Best Practices: Community Association Maintenance at www.condosafety.com. The preventive maintenance manual should incorporate maintenance of all common elements, not just those included within the reserve study. Some preventive maintenance projects, such as asphalt sealcoating for example, may be funded within the association's reserve study. Other projects, such as gutter cleaning, are most commonly funded through the annual operating budget. Additional preventive maintenance projects identified by the maintenance manual may be added to the reserve study as needed provided they are significant in cost and do not occur annually, as annual expenditures are generally best handled through the annual operating budget. Any preventive maintenance contracts reported by client are notated on the appropriate components within the component detail inventory toward the rear of this report; common contracts include the maintenance of pool equipment, elevators, fire alarm/sprinkler equipment and HVAC equipment.

Report Sections

This report was designed to provide clear, distinct chapters for the different funding plan options so the association can easily compare and select a funding plan to follow. Your report includes separate sections detailing the Full Funding plan, 70% Funding plan, Baseline Funding plan, as well as data illustrating the reserve funding projections based on the association's current contribution rate. The different funding options are also summarized in the Report Summary at the beginning of this study. In rare instances, associations with unique funding scenarios may not have a 70% Funding option available; in those cases the 70% Funding chapter has been omitted.



Annual Expenditure Charts

The data within this section represents the association's projected expenses over the 30 year scope of this report. These expenses are projected to occur independent of which funding plan the association chooses to follow (Full, 70% or Baseline), and the charts are particularly helpful to the association in planning near term projects (i.e. within the next 1-5 years).

This section also includes a deterioration summary, which shows the total deterioration of the association's assets on an annual basis. It is important that the association consider this data when selecting an annual reserve contribution, as contributing significantly less than the annual deterioration rate means that the association's assets are deteriorating at a faster rate than the association is reserving.

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Grounds										
1000 Concrete - Repair Allotment	10,000				11,255				12,668	
1005 Asphalt - Repair & Sealcoat		22,361					25,923			
1007 Asphalt - Crack Fill	<i>Unfunded</i>									
1010 Asphalt - Grind & Overlay							226,825			
1015 Street Signs - Replace										
1020 Bridge - Repair/Replace (Pond)										
1025 Bridge Railings - Replace (Bridge 1)		9,785								
1030 Bridge Railings - Replace (Bridge 2)	9,500									
1035 Bridge Railings - Replace (Bridge 3)										
1040 Bridge Main Beams/Surface - Replace (Bridge ..										
1045 Bridge Main Beams/Surface - Replace (Bridge ..										
1050 Bridge Main Beams/Surface - Replace (Bridge ..										
1060 Monument Sign - Refurb/Replace		2,575								
1070 Wood Fence - Replace	<i>Unfunded</i>									
1135 Landscape - Refurbish Allotment	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
1145 Trees - Trim/Remove		2,678		2,841		3,014		3,198		3,392
1150 Bark/Gravel - Replenish	2,100		2,228		2,364		2,508		2,660	
1155 Irrigation System - Replace										
1156 Irrigation System - Repair Allotment	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
1160 Drainage System - Maintain	<i>Unfunded</i>									
1175 Pole Lights - Replace										
1185 Landscape Lights - Replace	<i>Unfunded</i>									
1190 West Pond - Remove Sediment										
1195 East Pond Liner - Replace										
1205 Clock Tower Exterior - Refurbish										
1210 Clock Tower Exterior - Repair & Paint								2,091		
1215 Storage Shed - Refurbish										
1220 Storage Shed Exterior - Repair & Paint						1,449				
1225 Creek Pump House - Refurbish	<i>Unfunded</i>									
Grounds Total:	46,600	63,149	28,750	30,159	41,756	33,445	285,107	36,035	46,997	36,012

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Recreation										
2010 Benches - Replace	<i>Unfunded</i>									
2015 Gazebo Roof - Replace							4,657			
2020 Gazebo Exterior - Refurbish										
2025 Gazebo Exterior - Paint				2,732						
Recreation Total:				2,732			4,657			
Equipment & Mechanical										
5000 Backflow Valve - Replace										
5005 Water Mains - Repair Allotment	20,000			21,855			23,881			26,095
5010 Water Mains - Replace (PH 1, 2, 5, 6, 7)										
5011 Water Mains - Replace (PH 10)										
5015 Sump Pump - Replace (1 hp)								9,532		
5020 Sump Pump - Replace (2 hp)								19,616		
5025 Sump Pump - Replace (3/4 hp)								8,732		
5035 Creek Pump - Replace	<i>Unfunded</i>									
5050 Generator - Replace		10,815								
5055 Clock Tower Well Pump - Replace										
5060 Clock Tower Well Casing - Replace										
5065 Riding Lawnmower - Replace									8,234	
Equipment & Mechanical Total:	20,000	10,815		21,855			23,881	37,880	8,234	26,095
Professional										
6010 Reserve Study - Annual Update	<i>Unfunded</i>									
Other										
6500 Mailbox Structures - Replace (2025-2030)	13,200	13,596	14,004	14,424	14,857					
Other Total:	13,200	13,596	14,004	14,424	14,857					
Village (Phase) 1										
7001 Mailbox Structures - Replace PH 1										
7005 Asphalt - Repair & Sealcoat PH 1				7,219					8,369	
7010 Asphalt - Grind & Overlay PH 1										
Village (Phase) 1 Total:				7,219					8,369	

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Village (Phase) 2										
7500 Mailbox Structures - Replace PH 2										
7505 Asphalt - Repair & Sealcoat PH 2		5,154					5,975			
7510 Asphalt - Grind & Overlay PH 2		45,099								
Village (Phase) 2 Total:		50,253					5,975			
Village (Phase) 5										
7900 Mailbox Structures - Replace PH 5										
7905 Asphalt - Repair & Sealcoat PH 5		14,331					16,614			
7910 Asphalt - Repair & Sealcoat (Alley) PH 2/5/6				2,236					2,592	
7915 Asphalt - Grind & Overlay PH 5							145,373			
7920 Asphalt - Grind & Overlay (Alley) PH 2/5/6										
Village (Phase) 5 Total:		14,331		2,236			161,987		2,592	
Village (Phase) 6										
8000 Mailbox Structures - Replace PH 6										
8005 Asphalt - Repair & Sealcoat PH 6		16,781					19,453			
8010 Asphalt - Grind & Overlay PH 6							170,218			
Village (Phase) 6 Total:		16,781					189,672			
Village (Phase) 7										
8100 Mailbox Structures - Replace PH 7										
8105 Asphalt - Repair & Sealcoat PH 7		19,010					22,037			
8110 Asphalt - Grind & Overlay PH 7							192,828			
Village (Phase) 7 Total:		19,010					214,865			
Village (Phase) 8										
8200 Mailboxes - Replace PH 8										
8205 Asphalt - Repair & Sealcoat PH 8		18,285					21,197			
8210 Asphalt - Grind & Overlay PH 8										
Village (Phase) 8 Total:		18,285					21,197			

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Village (Phase) 9										
8400 Mailbox Structures - Replace PH 9										
8405 Asphalt - Repair & Sealcoat PH 9		18,054					20,929			
8410 Asphalt - Grind & Overlay PH 9										
Village (Phase) 9 Total:		18,054					20,929			
Village (Phase) 10										
8600 Mailbox Structures - Replace PH 10					6,753					
8605 Metal Fencing - Replace PH 10		<i>Unfunded</i>								
8610 Gates/Equip - Replace PH 10		<i>Unfunded</i>								
8615 Monument - Replace PH 10		<i>Unfunded</i>								
8620 Asphalt - Repair & Sealcoat PH 10		8,638					10,013			
8625 Asphalt - Grind & Overlay PH 10										
Village (Phase) 10 Total:		8,638			6,753		10,013			
Year Total:	79,800	232,911	42,754	78,624	63,366	33,445	938,283	73,915	66,192	62,107

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Grounds										
1000 Concrete - Repair Allotment			14,258				16,047			
1005 Asphalt - Repair & Sealcoat		30,052					34,838			
1007 Asphalt - Crack Fill	<i>Unfunded</i>									
1010 Asphalt - Grind & Overlay										
1015 Street Signs - Replace	44,349									
1020 Bridge - Repair/Replace (Pond)										
1025 Bridge Railings - Replace (Bridge 1)										
1030 Bridge Railings - Replace (Bridge 2)										
1035 Bridge Railings - Replace (Bridge 3)										
1040 Bridge Main Beams/Surface - Replace (Bridge ..									70,225	
1045 Bridge Main Beams/Surface - Replace (Bridge ..									17,024	
1050 Bridge Main Beams/Surface - Replace (Bridge ..									24,472	
1060 Monument Sign - Refurb/Replace										
1070 Wood Fence - Replace	<i>Unfunded</i>									
1135 Landscape - Refurbish Allotment	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057	34,049	35,070
1145 Trees - Trim/Remove		3,599		3,818		4,051		4,297		4,559
1150 Bark/Gravel - Replenish	2,822		2,994		3,176		3,370		3,575	
1155 Irrigation System - Replace		346,058								
1156 Irrigation System - Repair Allotment	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
1160 Drainage System - Maintain	<i>Unfunded</i>									
1175 Pole Lights - Replace		23,255								
1185 Landscape Lights - Replace	<i>Unfunded</i>									
1190 West Pond - Remove Sediment							142,819			
1195 East Pond Liner - Replace					81,680					
1205 Clock Tower Exterior - Refurbish										
1210 Clock Tower Exterior - Repair & Paint								2,810		
1215 Storage Shed - Refurbish										
1220 Storage Shed Exterior - Repair & Paint				1,836						
1225 Creek Pump House - Refurbish	<i>Unfunded</i>									
Grounds Total:	80,769	437,570	52,896	42,367	122,671	43,000	237,192	48,428	157,858	48,397

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Recreation										
2010 Benches - Replace	<i>Unfunded</i>									
2015 Gazebo Roof - Replace										
2020 Gazebo Exterior - Refurbish										17,535
2025 Gazebo Exterior - Paint		3,461								4,384
Recreation Total:		3,461								21,919
Equipment & Mechanical										
5000 Backflow Valve - Replace				22,028						
5005 Water Mains - Repair Allotment			28,515			31,159			34,049	
5010 Water Mains - Replace (PH 1, 2, 5, 6, 7)										
5011 Water Mains - Replace (PH 10)										
5015 Sump Pump - Replace (1 hp)										13,590
5020 Sump Pump - Replace (2 hp)										27,968
5025 Sump Pump - Replace (3/4 hp)										12,450
5035 Creek Pump - Replace	<i>Unfunded</i>									
5050 Generator - Replace										
5055 Clock Tower Well Pump - Replace				19,899						
5060 Clock Tower Well Casing - Replace										
5065 Riding Lawnmower - Replace										
Equipment & Mechanical Total:			28,515	41,927		31,159			34,049	54,008
Professional										
6010 Reserve Study - Annual Update	<i>Unfunded</i>									
Other										
6500 Mailbox Structures - Replace (2025-2030)										
Other Total:										
Village (Phase) 1										
7001 Mailbox Structures - Replace PH 1										
7005 Asphalt - Repair & Sealcoat PH 1				9,702					11,247	
7010 Asphalt - Grind & Overlay PH 1										
Village (Phase) 1 Total:				9,702					11,247	

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Village (Phase) 2										
7500 Mailbox Structures - Replace PH 2										
7505 Asphalt - Repair & Sealcoat PH 2		6,927					8,030			
7510 Asphalt - Grind & Overlay PH 2										
Village (Phase) 2 Total:		6,927					8,030			
Village (Phase) 5										
7900 Mailbox Structures - Replace PH 5										
7905 Asphalt - Repair & Sealcoat PH 5		19,260					22,328			
7910 Asphalt - Repair & Sealcoat (Alley) PH 2/5/6				3,005					3,484	
7915 Asphalt - Grind & Overlay PH 5										
7920 Asphalt - Grind & Overlay (Alley) PH 2/5/6										
Village (Phase) 5 Total:		19,260		3,005			22,328		3,484	
Village (Phase) 6										
8000 Mailbox Structures - Replace PH 6										
8005 Asphalt - Repair & Sealcoat PH 6		22,552					26,144			
8010 Asphalt - Grind & Overlay PH 6										
Village (Phase) 6 Total:		22,552					26,144			
Village (Phase) 7										
8100 Mailbox Structures - Replace PH 7										
8105 Asphalt - Repair & Sealcoat PH 7		25,547					29,616			
8110 Asphalt - Grind & Overlay PH 7										
Village (Phase) 7 Total:		25,547					29,616			
Village (Phase) 8										
8200 Mailboxes - Replace PH 8								14,876		
8205 Asphalt - Repair & Sealcoat PH 8		24,573					28,487			
8210 Asphalt - Grind & Overlay PH 8							249,259			
Village (Phase) 8 Total:		24,573					277,746	14,876		

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Village (Phase) 9										
8400 Mailbox Structures - Replace PH 9							14,442			
8405 Asphalt - Repair & Sealcoat PH 9		24,263					28,127			
8410 Asphalt - Grind & Overlay PH 9										
Village (Phase) 9 Total:		24,263					42,570			
Village (Phase) 10										
8600 Mailbox Structures - Replace PH 10										
8605 Metal Fencing - Replace PH 10		<i>Unfunded</i>								
8610 Gates/Equip - Replace PH 10		<i>Unfunded</i>								
8615 Monument - Replace PH 10		<i>Unfunded</i>								
8620 Asphalt - Repair & Sealcoat PH 10		11,608					13,457			
8625 Asphalt - Grind & Overlay PH 10		101,572								
Village (Phase) 10 Total:		113,180					13,457			
Year Total:	80,769	677,333	81,411	97,000	122,671	74,159	657,082	63,304	206,637	124,324

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Grounds										
1000 Concrete - Repair Allotment	18,061				20,328				22,879	
1005 Asphalt - Repair & Sealcoat		40,387					46,820			
1007 Asphalt - Crack Fill	<i>Unfunded</i>									
1010 Asphalt - Grind & Overlay										
1015 Street Signs - Replace										
1020 Bridge - Repair/Replace (Pond)										
1025 Bridge Railings - Replace (Bridge 1)							20,488			
1030 Bridge Railings - Replace (Bridge 2)						19,891				
1035 Bridge Railings - Replace (Bridge 3)					19,312					
1040 Bridge Main Beams/Surface - Replace (Bridge ..										
1045 Bridge Main Beams/Surface - Replace (Bridge ..										
1050 Bridge Main Beams/Surface - Replace (Bridge ..										
1060 Monument Sign - Refurb/Replace										
1070 Wood Fence - Replace	<i>Unfunded</i>									
1135 Landscape - Refurbish Allotment	36,122	37,206	38,322	39,472	40,656	41,876	43,132	44,426	45,759	47,131
1145 Trees - Trim/Remove		4,837		5,131		5,444		5,775		6,127
1150 Bark/Gravel - Replenish	3,793		4,024		4,269		4,529		4,805	
1155 Irrigation System - Replace										
1156 Irrigation System - Repair Allotment	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
1160 Drainage System - Maintain	<i>Unfunded</i>									
1175 Pole Lights - Replace										
1185 Landscape Lights - Replace	<i>Unfunded</i>									
1190 West Pond - Remove Sediment										
1195 East Pond Liner - Replace										
1205 Clock Tower Exterior - Refurbish								17,548		
1210 Clock Tower Exterior - Repair & Paint								3,776		
1215 Storage Shed - Refurbish										18,853
1220 Storage Shed Exterior - Repair & Paint		2,325								2,946
1225 Creek Pump House - Refurbish	<i>Unfunded</i>									
Grounds Total:	67,007	94,056	51,926	54,471	94,728	77,679	125,751	82,632	84,882	86,839

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Recreation											
2010 Benches - Replace	<i>Unfunded</i>										
2015 Gazebo Roof - Replace											
2020 Gazebo Exterior - Refurbish											
2025 Gazebo Exterior - Paint									5,553		
Recreation Total:									5,553		
Equipment & Mechanical											
5000 Backflow Valve - Replace											
5005 Water Mains - Repair Allotment	37,206					40,656	44,426		34,319		
5010 Water Mains - Replace (PH 1, 2, 5, 6, 7)											
5011 Water Mains - Replace (PH 10)											
5015 Sump Pump - Replace (1 hp)											
5020 Sump Pump - Replace (2 hp)											
5025 Sump Pump - Replace (3/4 hp)											
5035 Creek Pump - Replace	<i>Unfunded</i>										
5050 Generator - Replace	19,533										
5055 Clock Tower Well Pump - Replace									31,001		
5060 Clock Tower Well Casing - Replace											
5065 Riding Lawnmower - Replace	11,740										
Equipment & Mechanical Total:	11,740	56,739				40,656	44,426		65,320		
Professional											
6010 Reserve Study - Annual Update	<i>Unfunded</i>										
Other											
6500 Mailbox Structures - Replace (2025-2030)											
Other Total:											
Village (Phase) 1											
7001 Mailbox Structures - Replace PH 1			8,431								
7005 Asphalt - Repair & Sealcoat PH 1						13,038			15,115		
7010 Asphalt - Grind & Overlay PH 1											
Village (Phase) 1 Total:			8,431	13,038				15,115			

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Village (Phase) 2										
7500 Mailbox Structures - Replace PH 2			12,646							
7505 Asphalt - Repair & Sealcoat PH 2		9,309					10,792			
7510 Asphalt - Grind & Overlay PH 2										
Village (Phase) 2 Total:		9,309	12,646				10,792			
Village (Phase) 5										
7900 Mailbox Structures - Replace PH 5			12,646							
7905 Asphalt - Repair & Sealcoat PH 5		25,884					30,007			
7910 Asphalt - Repair & Sealcoat (Alley) PH 2/5/6				4,038					4,682	
7915 Asphalt - Grind & Overlay PH 5										
7920 Asphalt - Grind & Overlay (Alley) PH 2/5/6									59,486	
Village (Phase) 5 Total:		25,884	12,646	4,038			30,007		64,168	
Village (Phase) 6										
8000 Mailbox Structures - Replace PH 6			8,431							
8005 Asphalt - Repair & Sealcoat PH 6		30,308					35,135			
8010 Asphalt - Grind & Overlay PH 6										
Village (Phase) 6 Total:		30,308	8,431				35,135			
Village (Phase) 7										
8100 Mailbox Structures - Replace PH 7			12,646							
8105 Asphalt - Repair & Sealcoat PH 7		34,334					39,802			
8110 Asphalt - Grind & Overlay PH 7										
Village (Phase) 7 Total:		34,334	12,646				39,802			
Village (Phase) 8										
8200 Mailboxes - Replace PH 8										
8205 Asphalt - Repair & Sealcoat PH 8		33,024					38,284			
8210 Asphalt - Grind & Overlay PH 8										
Village (Phase) 8 Total:		33,024					38,284			

Villages of Garrison Creek
College Place, WA
Year By Year Spread Sheet

ID Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Village (Phase) 9										
8400 Mailbox Structures - Replace PH 9										
8405 Asphalt - Repair & Sealcoat PH 9		32,607					37,801			
8410 Asphalt - Grind & Overlay PH 9		285,313								
Village (Phase) 9 Total:		317,921					37,801			
Village (Phase) 10										
8600 Mailbox Structures - Replace PH 10					12,197					
8605 Metal Fencing - Replace PH 10		<i>Unfunded</i>								
8610 Gates/Equip - Replace PH 10		<i>Unfunded</i>								
8615 Monument - Replace PH 10		<i>Unfunded</i>								
8620 Asphalt - Repair & Sealcoat PH 10		15,600					18,085			
8625 Asphalt - Grind & Overlay PH 10										
Village (Phase) 10 Total:		15,600			12,197		18,085			
Year Total:	78,746	617,175	106,727	71,547	147,581	77,679	335,656	132,611	229,485	86,839

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026	
Irrigation System - Repair Allotment	5,000
Landscape - Refurbish Allotment	20,000
Mailbox Structures - Replace (2025-2030)	13,200
Bark/Gravel - Replenish	2,100
Water Mains - Repair Allotment	20,000
Concrete - Repair Allotment	10,000
Bridge Railings - Replace (Bridge 2)	9,500
Total for 2026	\$79,800
Replacement Year 2027	
Irrigation System - Repair Allotment	5,150
Landscape - Refurbish Allotment	20,600
Mailbox Structures - Replace (2025-2030)	13,596
Trees - Trim/Remove	2,678
Asphalt - Repair & Sealcoat	22,361
Asphalt - Repair & Sealcoat PH 10	8,638
Asphalt - Repair & Sealcoat PH 2	5,154
Asphalt - Repair & Sealcoat PH 5	14,331
Asphalt - Repair & Sealcoat PH 6	16,781
Asphalt - Repair & Sealcoat PH 7	19,010
Asphalt - Repair & Sealcoat PH 8	18,285
Asphalt - Repair & Sealcoat PH 9	18,054
Generator - Replace	10,815
Bridge Railings - Replace (Bridge 1)	9,785
Asphalt - Grind & Overlay PH 2	45,099
Monument Sign - Refurb/Replace	2,575
Total for 2027	\$232,911
Replacement Year 2028	
Irrigation System - Repair Allotment	5,304
Landscape - Refurbish Allotment	21,218
Mailbox Structures - Replace (2025-2030)	14,004
Bark/Gravel - Replenish	2,228
Total for 2028	\$42,754

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2029	
Irrigation System - Repair Allotment	5,464
Landscape - Refurbish Allotment	21,855
Mailbox Structures - Replace (2025-2030)	14,424
Trees - Trim/Remove	2,841
Water Mains - Repair Allotment	21,855
Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	2,236
Asphalt - Repair & Sealcoat PH 1	7,219
Gazebo Exterior - Paint	2,732
Total for 2029	\$78,624
Replacement Year 2030	
Irrigation System - Repair Allotment	5,628
Landscape - Refurbish Allotment	22,510
Mailbox Structures - Replace (2025-2030)	14,857
Bark/Gravel - Replenish	2,364
Concrete - Repair Allotment	11,255
Mailbox Structures - Replace PH 10	6,753
Total for 2030	\$63,366
Replacement Year 2031	
Irrigation System - Repair Allotment	5,796
Landscape - Refurbish Allotment	23,185
Trees - Trim/Remove	3,014
Storage Shed Exterior - Repair & Paint	1,449
Total for 2031	\$33,445
Replacement Year 2032	
Irrigation System - Repair Allotment	5,970
Landscape - Refurbish Allotment	23,881
Bark/Gravel - Replenish	2,508
Water Mains - Repair Allotment	23,881
Asphalt - Repair & Sealcoat	25,923
Asphalt - Repair & Sealcoat PH 10	10,013
Asphalt - Repair & Sealcoat PH 2	5,975
Asphalt - Repair & Sealcoat PH 5	16,614

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Asphalt - Repair & Sealcoat PH 6	19,453
Asphalt - Repair & Sealcoat PH 7	22,037
Asphalt - Repair & Sealcoat PH 8	21,197
Asphalt - Repair & Sealcoat PH 9	20,929
Gazebo Roof - Replace	4,657
Asphalt - Grind & Overlay	226,825
Asphalt - Grind & Overlay PH 5	145,373
Asphalt - Grind & Overlay PH 6	170,218
Asphalt - Grind & Overlay PH 7	192,828
Total for 2032	\$938,283
Replacement Year 2033	
Irrigation System - Repair Allotment	6,149
Landscape - Refurbish Allotment	24,597
Trees - Trim/Remove	3,198
Clock Tower Exterior - Repair & Paint	2,091
Sump Pump - Replace (1 hp)	9,532
Sump Pump - Replace (2 hp)	19,616
Sump Pump - Replace (3/4 hp)	8,732
Total for 2033	\$73,915
Replacement Year 2034	
Irrigation System - Repair Allotment	6,334
Landscape - Refurbish Allotment	25,335
Bark/Gravel - Replenish	2,660
Concrete - Repair Allotment	12,668
Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	2,592
Asphalt - Repair & Sealcoat PH 1	8,369
Riding Lawnmower - Replace	8,234
Total for 2034	\$66,192
Replacement Year 2035	
Irrigation System - Repair Allotment	6,524
Landscape - Refurbish Allotment	26,095
Trees - Trim/Remove	3,392

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2035 continued...	
Water Mains - Repair Allotment	26,095
Total for 2035	\$62,107
Replacement Year 2036	
Irrigation System - Repair Allotment	6,720
Landscape - Refurbish Allotment	26,878
Bark/Gravel - Replenish	2,822
Street Signs - Replace	44,349
Total for 2036	\$80,769
Replacement Year 2037	
Irrigation System - Repair Allotment	6,921
Landscape - Refurbish Allotment	27,685
Trees - Trim/Remove	3,599
Asphalt - Repair & Sealcoat	30,052
Asphalt - Repair & Sealcoat PH 10	11,608
Asphalt - Repair & Sealcoat PH 2	6,927
Asphalt - Repair & Sealcoat PH 5	19,260
Asphalt - Repair & Sealcoat PH 6	22,552
Asphalt - Repair & Sealcoat PH 7	25,547
Asphalt - Repair & Sealcoat PH 8	24,573
Asphalt - Repair & Sealcoat PH 9	24,263
Gazebo Exterior - Paint	3,461
Asphalt - Grind & Overlay PH 10	101,572
Pole Lights - Replace	23,255
Irrigation System - Replace	346,058
Total for 2037	\$677,333
Replacement Year 2038	
Irrigation System - Repair Allotment	7,129
Landscape - Refurbish Allotment	28,515
Bark/Gravel - Replenish	2,994
Water Mains - Repair Allotment	28,515
Concrete - Repair Allotment	14,258
Total for 2038	\$81,411

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039	
Irrigation System - Repair Allotment	7,343
Landscape - Refurbish Allotment	29,371
Trees - Trim/Remove	3,818
Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	3,005
Asphalt - Repair & Sealcoat PH 1	9,702
Storage Shed Exterior - Repair & Paint	1,836
Backflow Valve - Replace	22,028
Clock Tower Well Pump - Replace	19,899
Total for 2039	\$97,000
Replacement Year 2040	
Irrigation System - Repair Allotment	7,563
Landscape - Refurbish Allotment	30,252
Bark/Gravel - Replenish	3,176
East Pond Liner - Replace	81,680
Total for 2040	\$122,671
Replacement Year 2041	
Irrigation System - Repair Allotment	7,790
Landscape - Refurbish Allotment	31,159
Trees - Trim/Remove	4,051
Water Mains - Repair Allotment	31,159
Total for 2041	\$74,159
Replacement Year 2042	
Irrigation System - Repair Allotment	8,024
Landscape - Refurbish Allotment	32,094
Bark/Gravel - Replenish	3,370
Concrete - Repair Allotment	16,047
Asphalt - Repair & Sealcoat	34,838
Asphalt - Repair & Sealcoat PH 10	13,457
Asphalt - Repair & Sealcoat PH 2	8,030
Asphalt - Repair & Sealcoat PH 5	22,328
Asphalt - Repair & Sealcoat PH 6	26,144
Asphalt - Repair & Sealcoat PH 7	29,616

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Asphalt - Repair & Sealcoat PH 8	28,487
Asphalt - Repair & Sealcoat PH 9	28,127
West Pond - Remove Sediment	142,819
Mailbox Structures - Replace PH 9	14,442
Asphalt - Grind & Overlay PH 8	249,259
Total for 2042	\$657,082
Replacement Year 2043	
Irrigation System - Repair Allotment	8,264
Landscape - Refurbish Allotment	33,057
Trees - Trim/Remove	4,297
Clock Tower Exterior - Repair & Paint	2,810
Mailboxes - Replace PH 8	14,876
Total for 2043	\$63,304
Replacement Year 2044	
Irrigation System - Repair Allotment	8,512
Landscape - Refurbish Allotment	34,049
Bark/Gravel - Replenish	3,575
Water Mains - Repair Allotment	34,049
Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	3,484
Asphalt - Repair & Sealcoat PH 1	11,247
Bridge Main Beams/Surface - Replace (Bridge 1)	70,225
Bridge Main Beams/Surface - Replace (Bridge 2)	17,024
Bridge Main Beams/Surface - Replace (Bridge 3)	24,472
Total for 2044	\$206,637
Replacement Year 2045	
Irrigation System - Repair Allotment	8,768
Landscape - Refurbish Allotment	35,070
Trees - Trim/Remove	4,559
Gazebo Exterior - Paint	4,384
Sump Pump - Replace (1 hp)	13,590
Sump Pump - Replace (2 hp)	27,968
Sump Pump - Replace (3/4 hp)	12,450

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2045 continued...	
Gazebo Exterior - Refurbish	17,535
Total for 2045	<u>\$124,324</u>
Replacement Year 2046	
Irrigation System - Repair Allotment	9,031
Landscape - Refurbish Allotment	36,122
Bark/Gravel - Replenish	3,793
Concrete - Repair Allotment	18,061
Riding Lawnmower - Replace	11,740
Total for 2046	<u>\$78,746</u>
Replacement Year 2047	
Irrigation System - Repair Allotment	9,301
Landscape - Refurbish Allotment	37,206
Trees - Trim/Remove	4,837
Water Mains - Repair Allotment	37,206
Asphalt - Repair & Sealcoat	40,387
Asphalt - Repair & Sealcoat PH 10	15,600
Asphalt - Repair & Sealcoat PH 2	9,309
Asphalt - Repair & Sealcoat PH 5	25,884
Asphalt - Repair & Sealcoat PH 6	30,308
Asphalt - Repair & Sealcoat PH 7	34,334
Asphalt - Repair & Sealcoat PH 8	33,024
Asphalt - Repair & Sealcoat PH 9	32,607
Storage Shed Exterior - Repair & Paint	2,325
Generator - Replace	19,533
Asphalt - Grind & Overlay PH 9	285,313
Total for 2047	<u>\$617,175</u>
Replacement Year 2048	
Irrigation System - Repair Allotment	9,581
Landscape - Refurbish Allotment	38,322
Bark/Gravel - Replenish	4,024
Mailbox Structures - Replace PH 1	8,431
Mailbox Structures - Replace PH 2	12,646

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Mailbox Structures - Replace PH 5	12,646
Mailbox Structures - Replace PH 6	8,431
Mailbox Structures - Replace PH 7	12,646
Total for 2048	\$106,727
Replacement Year 2049	
Irrigation System - Repair Allotment	9,868
Landscape - Refurbish Allotment	39,472
Trees - Trim/Remove	5,131
Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	4,038
Asphalt - Repair & Sealcoat PH 1	13,038
Total for 2049	\$71,547
Replacement Year 2050	
Irrigation System - Repair Allotment	10,164
Landscape - Refurbish Allotment	40,656
Bark/Gravel - Replenish	4,269
Water Mains - Repair Allotment	40,656
Concrete - Repair Allotment	20,328
Mailbox Structures - Replace PH 10	12,197
Bridge Railings - Replace (Bridge 3)	19,312
Total for 2050	\$147,581
Replacement Year 2051	
Irrigation System - Repair Allotment	10,469
Landscape - Refurbish Allotment	41,876
Trees - Trim/Remove	5,444
Bridge Railings - Replace (Bridge 2)	19,891
Total for 2051	\$77,679
Replacement Year 2052	
Irrigation System - Repair Allotment	10,783
Landscape - Refurbish Allotment	43,132
Bark/Gravel - Replenish	4,529
Asphalt - Repair & Sealcoat	46,820

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2052 continued...</i>	
Asphalt - Repair & Sealcoat PH 10	18,085
Asphalt - Repair & Sealcoat PH 2	10,792
Asphalt - Repair & Sealcoat PH 5	30,007
Asphalt - Repair & Sealcoat PH 6	35,135
Asphalt - Repair & Sealcoat PH 7	39,802
Asphalt - Repair & Sealcoat PH 8	38,284
Asphalt - Repair & Sealcoat PH 9	37,801
Bridge Railings - Replace (Bridge 1)	20,488
Total for 2052	\$335,656
Replacement Year 2053	
Irrigation System - Repair Allotment	11,106
Landscape - Refurbish Allotment	44,426
Trees - Trim/Remove	5,775
Water Mains - Repair Allotment	44,426
Gazebo Exterior - Paint	5,553
Clock Tower Exterior - Repair & Paint	3,776
Clock Tower Exterior - Refurbish	17,548
Total for 2053	\$132,611
Replacement Year 2054	
Irrigation System - Repair Allotment	11,440
Landscape - Refurbish Allotment	45,759
Bark/Gravel - Replenish	4,805
Concrete - Repair Allotment	22,879
Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	4,682
Asphalt - Repair & Sealcoat PH 1	15,115
Backflow Valve - Replace	34,319
Clock Tower Well Pump - Replace	31,001
Asphalt - Grind & Overlay (Alley) PH 2/5/6	59,486
Total for 2054	\$229,485
Replacement Year 2055	
Irrigation System - Repair Allotment	11,783
Landscape - Refurbish Allotment	47,131

Villages of Garrison Creek
College Place, WA
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2055 continued...</i>	
Trees - Trim/Remove	6,127
Storage Shed Exterior - Repair & Paint	2,946
Storage Shed - Refurbish	18,853
Total for 2055	<u>\$86,839</u>

**Villages of Garrison Creek
Deterioration Summary**

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
1000	Concrete - Repair Allotment	4	\$10,000	\$2,500
1005	Asphalt - Repair & Sealcoat	5	\$21,710	\$4,342
1007	Asphalt - Crack Fill	Unfunded		
1010	Asphalt - Grind & Overlay	30	\$189,963	\$6,332
1015	Street Signs - Replace	30	\$33,000	\$1,100
1020	Bridge - Repair/Replace (Pond)	35	\$12,750	\$364
1025	Bridge Railings - Replace (Bridge 1)	25	\$9,500	\$380
1030	Bridge Railings - Replace (Bridge 2)	25	\$9,500	\$380
1035	Bridge Railings - Replace (Bridge 3)	25	\$9,500	\$380
1040	Bridge Main Beams/Surface - Replace (Bridge 1)	30	\$41,250	\$1,375
1045	Bridge Main Beams/Surface - Replace (Bridge 2)	30	\$10,000	\$333
1050	Bridge Main Beams/Surface - Replace (Bridge 3)	30	\$14,375	\$479
1060	Monument Sign - Refurb/Replace	30	\$2,500	\$83
1070	Wood Fence - Replace	Unfunded		
1135	Landscape - Refurbish Allotment	1	\$20,000	\$20,000
1145	Trees - Trim/Remove	2	\$2,600	\$1,300
1150	Bark/Gravel - Replenish	2	\$2,100	\$1,050
1155	Irrigation System - Replace	40	\$250,000	\$6,250
1156	Irrigation System - Repair Allotment	1	\$5,000	\$5,000
1160	Drainage System - Maintain	Unfunded		
1175	Pole Lights - Replace	30	\$16,800	\$560
1185	Landscape Lights - Replace	Unfunded		
1190	West Pond - Remove Sediment	20	\$89,000	\$4,450
1195	East Pond Liner - Replace	20	\$54,000	\$2,700
1205	Clock Tower Exterior - Refurbish	30	\$7,900	\$263
1210	Clock Tower Exterior - Repair & Paint	10	\$1,700	\$170
1215	Storage Shed - Refurbish	32	\$8,000	\$250
1220	Storage Shed Exterior - Repair & Paint	8	\$1,250	\$156
1225	Creek Pump House - Refurbish	Unfunded		
2010	Benches - Replace	Unfunded		
2015	Gazebo Roof - Replace	25	\$3,900	\$156
2020	Gazebo Exterior - Refurbish	24	\$10,000	\$417
2025	Gazebo Exterior - Paint	8	\$2,500	\$313
5000	Backflow Valve - Replace	15	\$15,000	\$1,000
5005	Water Mains - Repair Allotment	3	\$20,000	\$6,667
5010	Water Mains - Replace (PH 1, 2, 5, 6, 7)	75	\$1,035,625	\$13,808

**Villages of Garrison Creek
Deterioration Summary**

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
5011	Water Mains - Replace (PH 10)	75	\$108,750	\$1,450
5015	Sump Pump - Replace (1 hp)	12	\$7,750	\$646
5020	Sump Pump - Replace (2 hp)	12	\$15,950	\$1,329
5025	Sump Pump - Replace (3/4 hp)	12	\$7,100	\$592
5035	Creek Pump - Replace	Unfunded		
5050	Generator - Replace	20	\$10,500	\$525
5055	Clock Tower Well Pump - Replace	15	\$13,550	\$903
5060	Clock Tower Well Casing - Replace	75	\$100,000	\$1,333
5065	Riding Lawnmower - Replace	12	\$6,500	\$542
6010	Reserve Study - Annual Update	Unfunded		
6500	Mailbox Structures - Replace (2025-2030)	1	\$13,200	\$13,200
7001	Mailbox Structures - Replace PH 1	20	\$4,400	\$220
7005	Asphalt - Repair & Sealcoat PH 1	5	\$6,606	\$1,321
7010	Asphalt - Grind & Overlay PH 1	35	\$95,585	\$2,731
7500	Mailbox Structures - Replace PH 2	20	\$6,600	\$330
7505	Asphalt - Repair & Sealcoat PH 2	5	\$5,004	\$1,001
7510	Asphalt - Grind & Overlay PH 2	30	\$43,785	\$1,460
7900	Mailbox Structures - Replace PH 5	20	\$6,600	\$330
7905	Asphalt - Repair & Sealcoat PH 5	5	\$13,914	\$2,783
7910	Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	5	\$2,046	\$409
7915	Asphalt - Grind & Overlay PH 5	30	\$121,748	\$4,058
7920	Asphalt - Grind & Overlay (Alley) PH 2/5/6	30	\$26,000	\$867
8000	Mailbox Structures - Replace PH 6	20	\$4,400	\$220
8005	Asphalt - Repair & Sealcoat PH 6	5	\$16,292	\$3,258
8010	Asphalt - Grind & Overlay PH 6	30	\$142,555	\$4,752
8100	Mailbox Structures - Replace PH 7	20	\$6,600	\$330
8105	Asphalt - Repair & Sealcoat PH 7	5	\$18,456	\$3,691
8110	Asphalt - Grind & Overlay PH 7	30	\$161,490	\$5,383
8200	Mailboxes - Replace PH 8	25	\$9,000	\$360
8205	Asphalt - Repair & Sealcoat PH 8	5	\$17,752	\$3,550
8210	Asphalt - Grind & Overlay PH 8	30	\$155,330	\$5,178
8400	Mailbox Structures - Replace PH 9	25	\$9,000	\$360
8405	Asphalt - Repair & Sealcoat PH 9	5	\$17,528	\$3,506
8410	Asphalt - Grind & Overlay PH 9	30	\$153,370	\$5,112
8600	Mailbox Structures - Replace PH 10	20	\$6,000	\$300
8605	Metal Fencing - Replace PH 10	Unfunded		

**Villages of Garrison Creek
Deterioration Summary**

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
8610	Gates/Equip - Replace PH 10	Unfunded		
8615	Monument - Replace PH 10	Unfunded		
8620	Asphalt - Repair & Sealcoat PH 10	5	\$8,386	\$1,677
8625	Asphalt - Grind & Overlay PH 10	30	\$73,378	\$2,446
Total Annual Deterioration of Association Assets				\$158,712



Full Funding Model

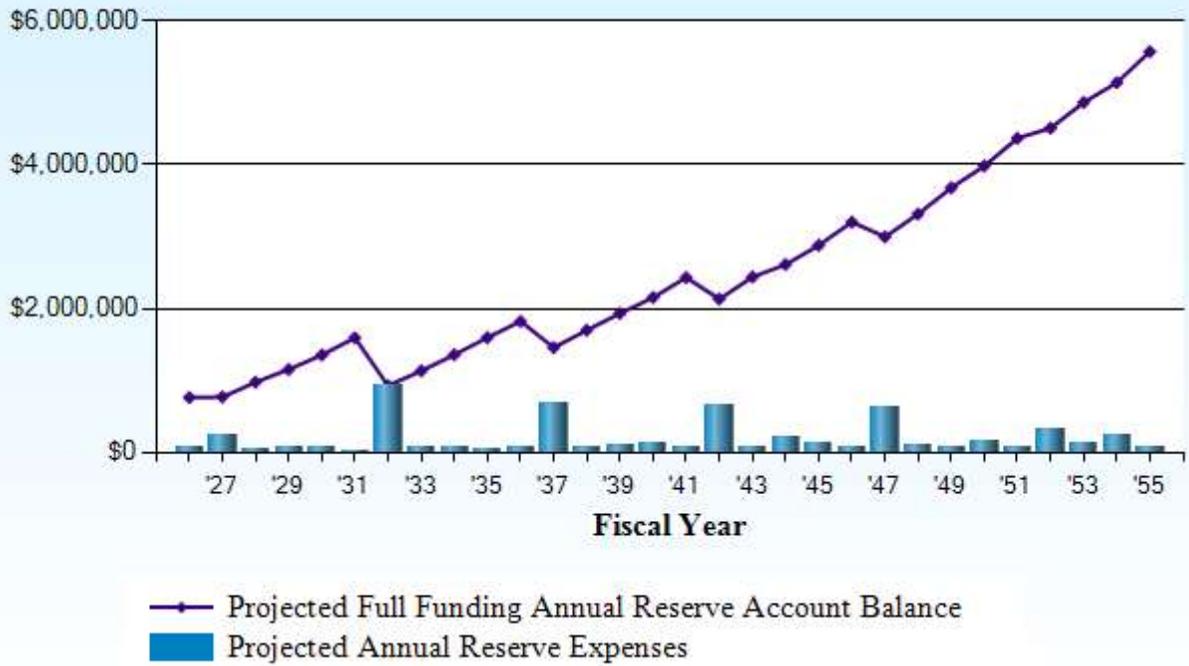
The data within this section represents the 100% full funding model. In this model the association works to fund the reserve account to a level in which the reserve account balance equals the fully funded balance, thus achieving 100% funding. This is accomplished over the 30 year scope of the report. Following this funding model is recommended, as it puts the association at the lowest risk of requiring a special assessment should a project occur earlier than projected or cost more than anticipated.

**Villages of Garrison Creek
Full Funding Model Projection**

Beginning Balance: \$608,964

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	3,324,547	226,900	7,561	79,800	763,625	1,858,305	41%
2027	3,424,283	232,572	7,633	232,911	770,919	1,839,316	42%
2028	3,527,012	238,387	9,666	42,754	976,217	2,020,573	48%
2029	3,632,822	244,346	11,419	78,624	1,153,359	2,175,425	53%
2030	3,741,807	250,455	13,404	63,366	1,353,852	2,355,895	57%
2031	3,838,759	256,717	15,771	33,445	1,592,895	2,546,490	63%
2032	3,953,921	263,134	9,177	938,283	926,924	1,833,387	51%
2033	4,072,539	269,713	11,227	73,915	1,133,949	1,994,498	57%
2034	4,194,715	276,456	13,442	66,192	1,357,654	2,173,865	62%
2035	4,320,557	283,367	15,789	62,107	1,594,703	2,368,452	67%
2036	4,450,173	290,451	18,044	80,769	1,822,429	2,555,454	71%
2037	4,583,679	297,712	14,428	677,333	1,457,237	2,139,780	68%
2038	4,721,189	305,155	16,810	81,411	1,697,791	2,331,594	73%
2039	4,862,825	312,784	19,136	97,000	1,932,711	2,519,451	77%
2040	5,008,709	320,604	21,306	122,671	2,151,950	2,693,036	80%
2041	5,158,971	328,619	24,064	74,159	2,430,474	2,928,527	83%
2042	5,313,740	336,834	21,102	657,082	2,131,328	2,578,139	83%
2043	5,473,152	345,255	24,133	63,304	2,437,412	2,835,988	86%
2044	5,637,347	353,887	25,847	206,637	2,610,508	2,961,310	88%
2045	5,806,467	362,734	28,489	124,324	2,877,407	3,182,851	90%
2046	5,980,661	371,802	31,705	78,746	3,202,167	3,465,805	92%
2047	6,160,081	381,097	29,661	617,175	2,995,750	3,211,336	93%
2048	6,344,883	390,625	32,796	106,727	3,312,445	3,484,723	95%
2049	6,535,230	400,390	36,413	71,547	3,677,700	3,811,156	96%
2050	6,731,287	410,400	39,405	147,581	3,979,924	4,077,935	98%
2051	6,933,225	420,660	43,229	77,679	4,366,134	4,433,850	98%
2052	7,141,222	431,176	44,617	335,656	4,506,271	4,544,133	99%
2053	7,355,459	441,956	48,156	132,611	4,863,772	4,876,551	100%
2054	7,576,122	453,005	50,873	229,485	5,138,165	5,129,208	100%
2055	7,803,406	464,330	55,157	86,839	5,570,812	5,546,651	100%

Annual Expenditures Compared to Full Funding Model



This chart compares the projected yearly reserve balance within the full funding plan against the cumulative expenses anticipated within that year.



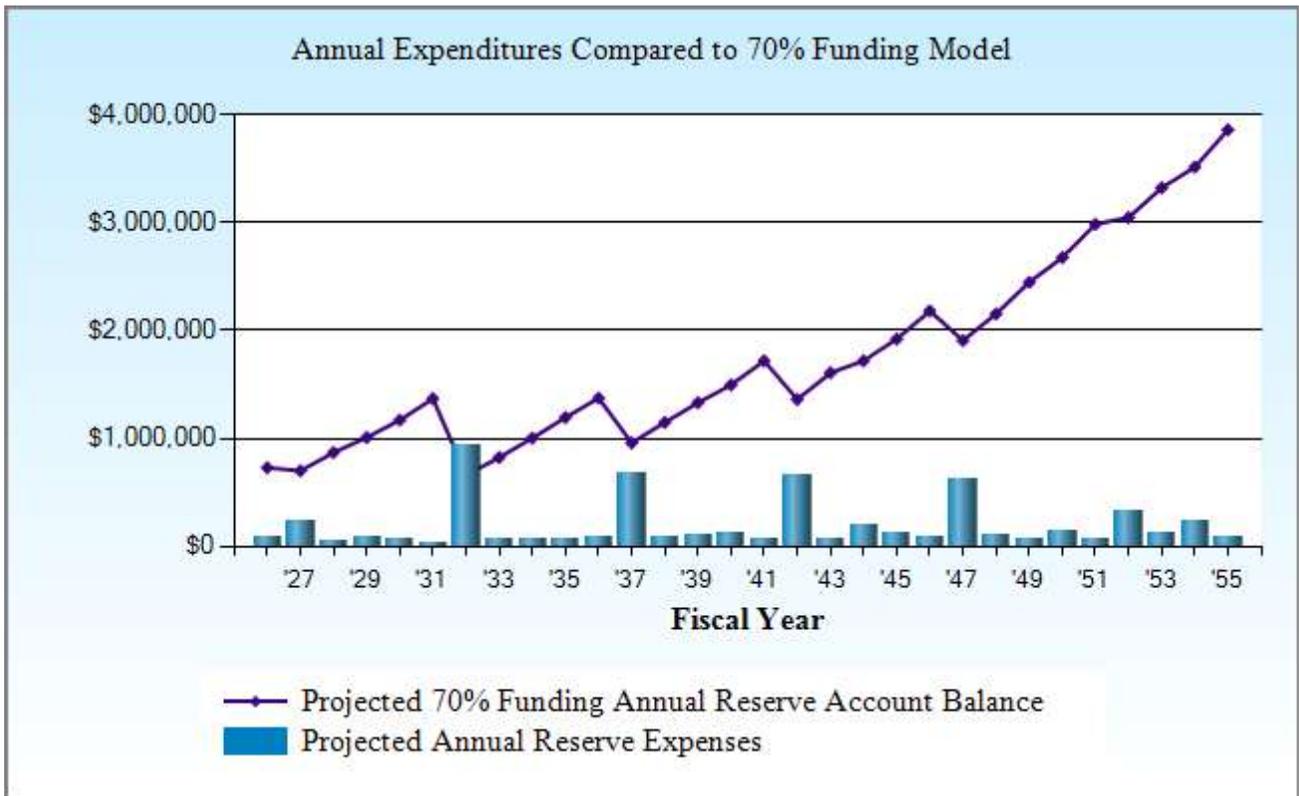
70% Threshold Funding Model

The data within this section represents the 70% threshold funding model. In this model the association aims to become 70% funded over the 30 year scope of the report. While the 100% full funding model in the prior section features the lowest risk of a special assessment, this 70% model provides an alternate option for associations that do not wish to fund reserves to 100% but wish to actively mitigate the risk of a special assessment by funding reserves to a level in which the risk of a special assessment is still relatively low.

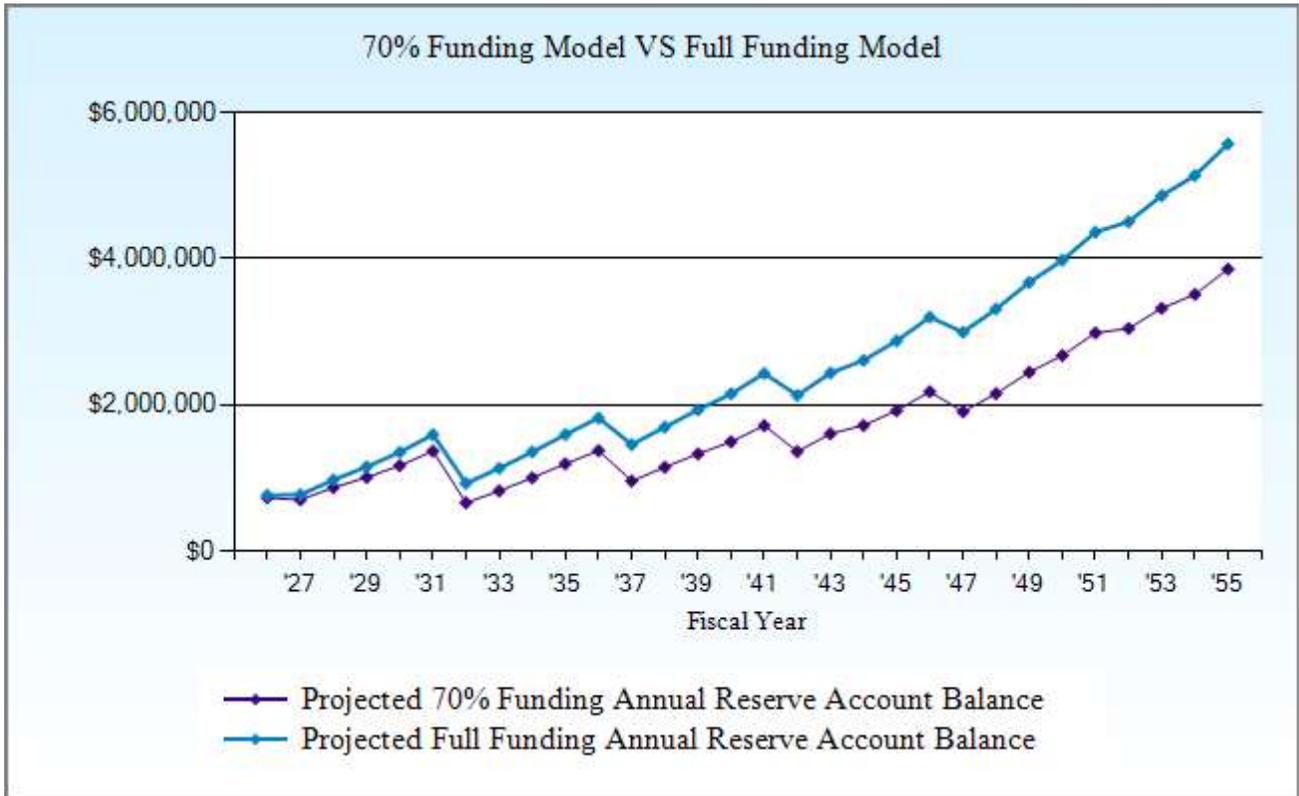
**Villages of Garrison Creek
70% Threshold Funding Model Projection**

Beginning Balance: \$608,964

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	3,324,547	193,000	7,222	79,800	729,386	1,858,305	39%
2027	3,424,283	197,825	6,943	232,911	701,243	1,839,316	38%
2028	3,527,012	202,771	8,613	42,754	869,872	2,020,573	43%
2029	3,632,822	207,840	9,991	78,624	1,009,078	2,175,425	46%
2030	3,741,807	213,036	11,587	63,366	1,170,335	2,355,895	50%
2031	3,838,759	218,362	13,553	33,445	1,368,805	2,546,490	54%
2032	3,953,921	223,821	6,543	938,283	660,886	1,833,387	36%
2033	4,072,539	229,416	8,164	73,915	824,551	1,994,498	41%
2034	4,194,715	235,152	9,935	66,192	1,003,446	2,173,865	46%
2035	4,320,557	241,031	11,824	62,107	1,194,193	2,368,452	50%
2036	4,450,173	247,056	13,605	80,769	1,374,085	2,555,454	54%
2037	4,583,679	253,233	9,500	677,333	959,485	2,139,780	45%
2038	4,721,189	259,564	11,376	81,411	1,149,014	2,331,594	49%
2039	4,862,825	266,053	13,181	97,000	1,331,247	2,519,451	53%
2040	5,008,709	272,704	14,813	122,671	1,496,092	2,693,036	56%
2041	5,158,971	279,522	17,015	74,159	1,718,469	2,928,527	59%
2042	5,313,740	286,510	13,479	657,082	1,361,375	2,578,139	53%
2043	5,473,152	293,672	15,917	63,304	1,607,661	2,835,988	57%
2044	5,637,347	301,014	17,020	206,637	1,719,058	2,961,310	58%
2045	5,806,467	308,539	19,033	124,324	1,922,307	3,182,851	60%
2046	5,980,661	316,253	21,598	78,746	2,181,412	3,465,805	63%
2047	6,160,081	324,159	18,884	617,175	1,907,280	3,211,336	59%
2048	6,344,883	332,263	21,328	106,727	2,154,145	3,484,723	62%
2049	6,535,230	340,570	24,232	71,547	2,447,399	3,811,156	64%
2050	6,731,287	349,084	26,489	147,581	2,675,391	4,077,935	66%
2051	6,933,225	357,811	29,555	77,679	2,985,078	4,433,850	67%
2052	7,141,222	366,756	30,162	335,656	3,046,340	4,544,133	67%
2053	7,355,459	375,925	32,897	132,611	3,322,551	4,876,551	68%
2054	7,576,122	385,324	34,784	229,485	3,513,174	5,129,208	68%
2055	7,803,406	394,957	38,213	86,839	3,859,504	5,546,651	70%



This chart compares the projected yearly reserve balance within the 70% Funding model against the cumulative expenses anticipated within that year.



This chart compares the projected annual reserve account balances between the 70% Funding model and the Full Funding model.



Baseline Funding Model

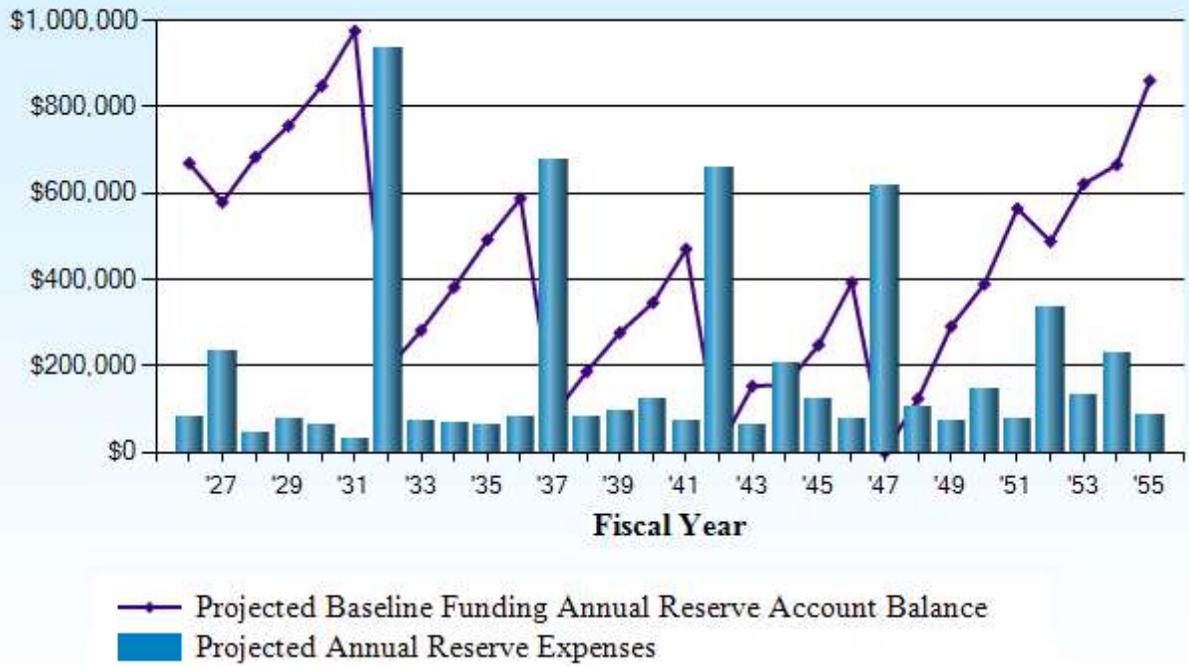
The data within this section represents the baseline funding model. In this model, the association funds reserves at a level in which the reserve balance is not projected to drop below zero over the 30 year scope of this report. Baseline funding has the highest risk of a special assessment. Under this model, if a project comes in just slightly over budget, or occurs earlier than anticipated, the association has a high risk of requiring a special assessment.

**Villages of Garrison Creek
Baseline Funding Model Projection**

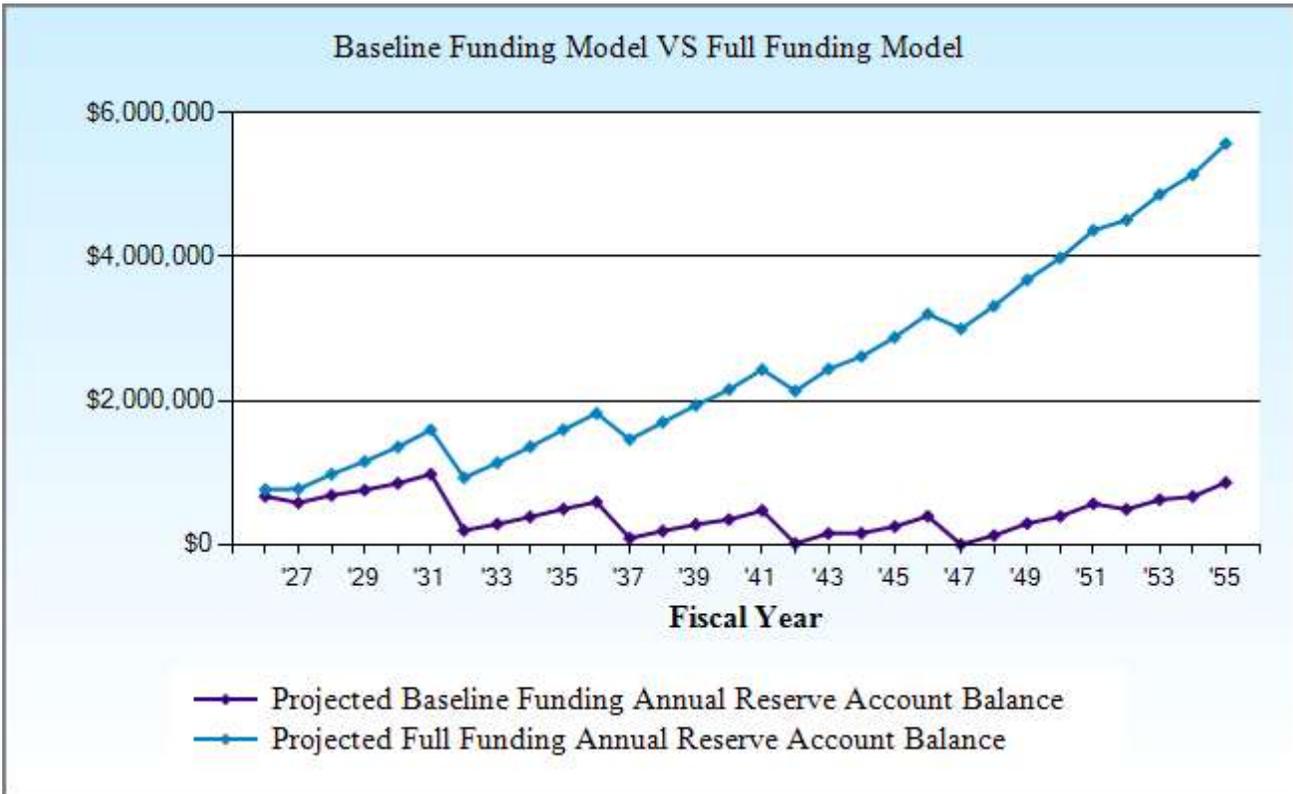
Beginning Balance: \$608,964

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	3,324,547	133,600	6,628	79,800	669,392	1,858,305	36%
2027	3,424,283	136,940	5,734	232,911	579,155	1,839,316	31%
2028	3,527,012	140,363	6,768	42,754	683,532	2,020,573	34%
2029	3,632,822	143,873	7,488	78,624	756,268	2,175,425	35%
2030	3,741,807	147,469	8,404	63,366	848,775	2,355,895	36%
2031	3,838,759	151,156	9,665	33,445	976,151	2,546,490	38%
2032	3,953,921	154,935	1,928	938,283	194,731	1,833,387	11%
2033	4,072,539	158,808	2,796	73,915	282,420	1,994,498	14%
2034	4,194,715	162,779	3,790	66,192	382,797	2,173,865	18%
2035	4,320,557	166,848	4,875	62,107	492,413	2,368,452	21%
2036	4,450,173	171,019	5,827	80,769	588,490	2,555,454	23%
2037	4,583,679	175,295	865	677,333	87,317	2,139,780	4%
2038	4,721,189	179,677	1,856	81,411	187,439	2,331,594	8%
2039	4,862,825	184,169	2,746	97,000	277,354	2,519,451	11%
2040	5,008,709	188,773	3,435	122,671	346,890	2,693,036	13%
2041	5,158,971	193,493	4,662	74,159	470,886	2,928,527	16%
2042	5,313,740	198,330	121	657,082	12,255	2,578,139	0%
2043	5,473,152	203,288	1,522	63,304	153,761	2,835,988	5%
2044	5,637,347	208,370	1,555	206,637	157,050	2,961,310	5%
2045	5,806,467	213,580	2,463	124,324	248,769	3,182,851	8%
2046	5,980,661	218,919	3,889	78,746	392,831	3,465,805	11%
2047	6,160,081	224,392		617,175	49	3,211,336	0%
2048	6,344,883	230,002	1,233	106,727	124,557	3,484,723	4%
2049	6,535,230	235,752	2,888	71,547	291,649	3,811,156	8%
2050	6,731,287	241,646	3,857	147,581	389,571	4,077,935	10%
2051	6,933,225	247,687	5,596	77,679	565,175	4,433,850	13%
2052	7,141,222	253,879	4,834	335,656	488,232	4,544,133	11%
2053	7,355,459	260,226	6,158	132,611	622,005	4,876,551	13%
2054	7,576,122	266,732	6,593	229,485	665,845	5,129,208	13%
2055	7,803,406	273,400	8,524	86,839	860,929	5,546,651	16%

Annual Expenditures Compared to Baseline Funding Model



This chart compares the projected yearly reserve balance within the Baseline Funding model against the cumulative expenses anticipated within that year.



This chart compares the projected annual reserve account balances between the Baseline Funding model and the Full Funding model.



Current Funding Model

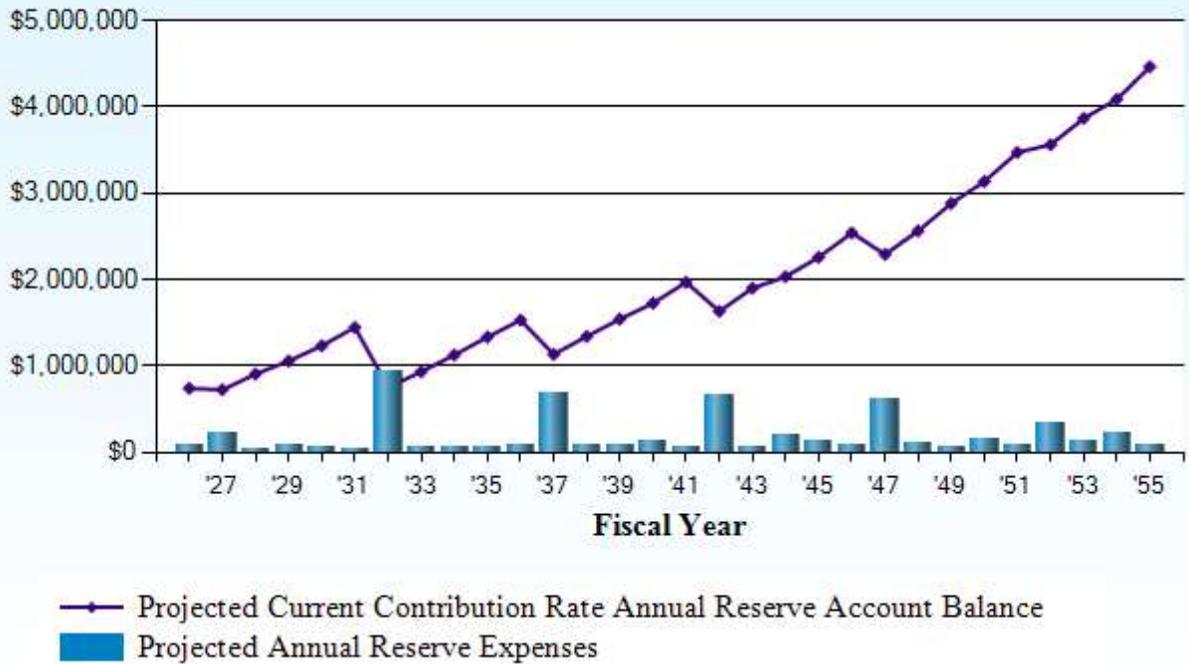
The data within this section represents the association's current funding model, based on the most recent annual budget. This data is helpful in determining whether current contribution rates are sufficient to meet the association's funding goals over time.

**Villages of Garrison Creek
Current Funding Model Projection**

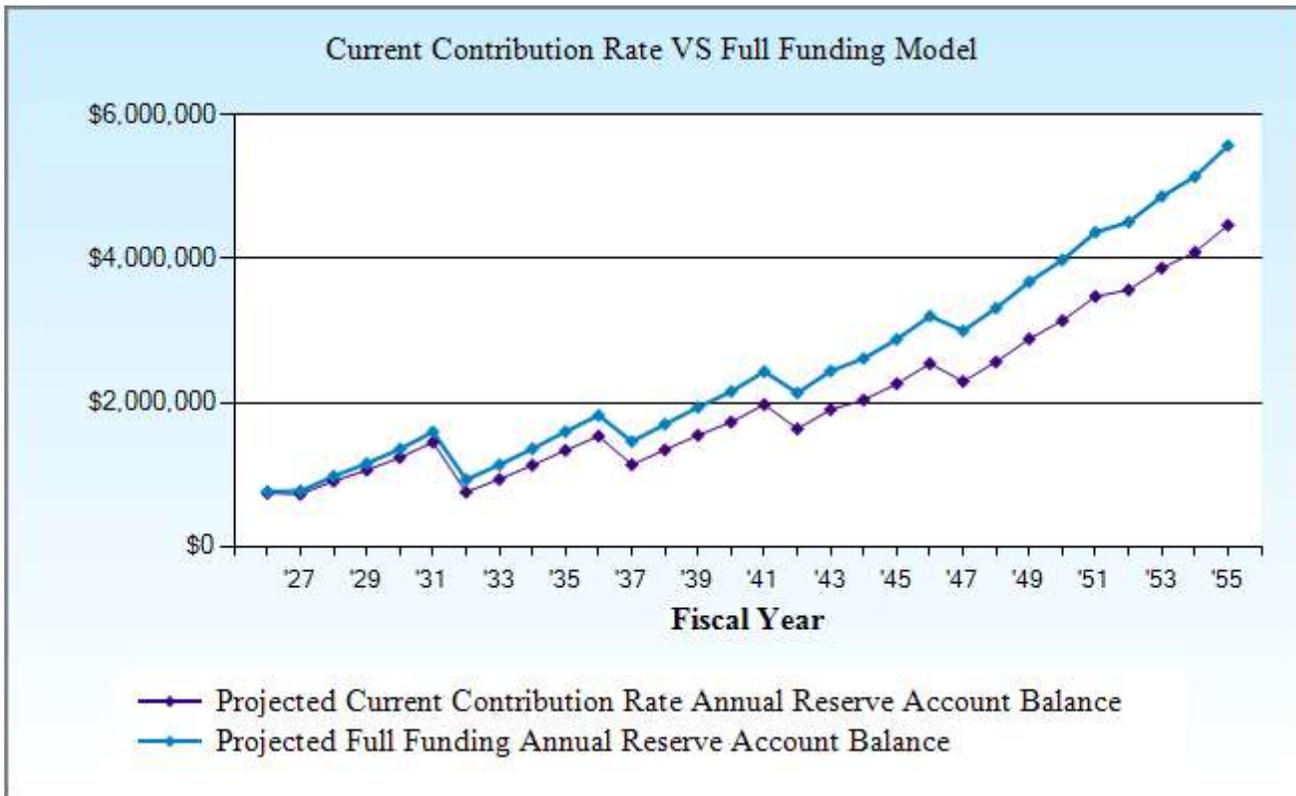
Beginning Balance: \$608,964

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	3,324,547	205,000	7,342	79,800	741,506	1,858,305	40%
2027	3,424,283	210,125	7,187	232,911	725,907	1,839,316	39%
2028	3,527,012	215,378	8,985	42,754	907,516	2,020,573	45%
2029	3,632,822	220,763	10,497	78,624	1,060,151	2,175,425	49%
2030	3,741,807	226,282	12,231	63,366	1,235,297	2,355,895	52%
2031	3,838,759	231,939	14,338	33,445	1,448,129	2,546,490	57%
2032	3,953,921	237,737	7,476	938,283	755,059	1,833,387	41%
2033	4,072,539	243,681	9,248	73,915	934,072	1,994,498	47%
2034	4,194,715	249,773	11,177	66,192	1,128,829	2,173,865	52%
2035	4,320,557	256,017	13,227	62,107	1,335,967	2,368,452	56%
2036	4,450,173	262,417	15,176	80,769	1,532,791	2,555,454	60%
2037	4,583,679	268,978	11,244	677,333	1,135,680	2,139,780	53%
2038	4,721,189	275,702	13,300	81,411	1,343,271	2,331,594	58%
2039	4,862,825	282,595	15,289	97,000	1,544,154	2,519,451	61%
2040	5,008,709	289,660	17,111	122,671	1,728,254	2,693,036	64%
2041	5,158,971	296,901	19,510	74,159	1,970,506	2,928,527	67%
2042	5,313,740	304,324	16,177	657,082	1,633,925	2,578,139	63%
2043	5,473,152	311,932	18,826	63,304	1,901,378	2,835,988	67%
2044	5,637,347	319,730	20,145	206,637	2,034,616	2,961,310	69%
2045	5,806,467	327,723	22,380	124,324	2,260,396	3,182,851	71%
2046	5,980,661	335,916	25,176	78,746	2,542,741	3,465,805	73%
2047	6,160,081	344,314	22,699	617,175	2,292,579	3,211,336	71%
2048	6,344,883	352,922	25,388	106,727	2,564,162	3,484,723	74%
2049	6,535,230	361,745	28,544	71,547	2,882,904	3,811,156	76%
2050	6,731,287	370,789	31,061	147,581	3,137,173	4,077,935	77%
2051	6,933,225	380,059	34,396	77,679	3,473,948	4,433,850	78%
2052	7,141,222	389,560	35,279	335,656	3,563,130	4,544,133	78%
2053	7,355,459	399,299	38,298	132,611	3,868,116	4,876,551	79%
2054	7,576,122	409,281	40,479	229,485	4,088,392	5,129,208	80%
2055	7,803,406	419,514	44,211	86,839	4,465,277	5,546,651	81%

Annual Expenditures Compared to Current Reserve Contributions



This chart compares the projected yearly reserve balance at the association's current contribution rate against the cumulative expenses anticipated within that year.



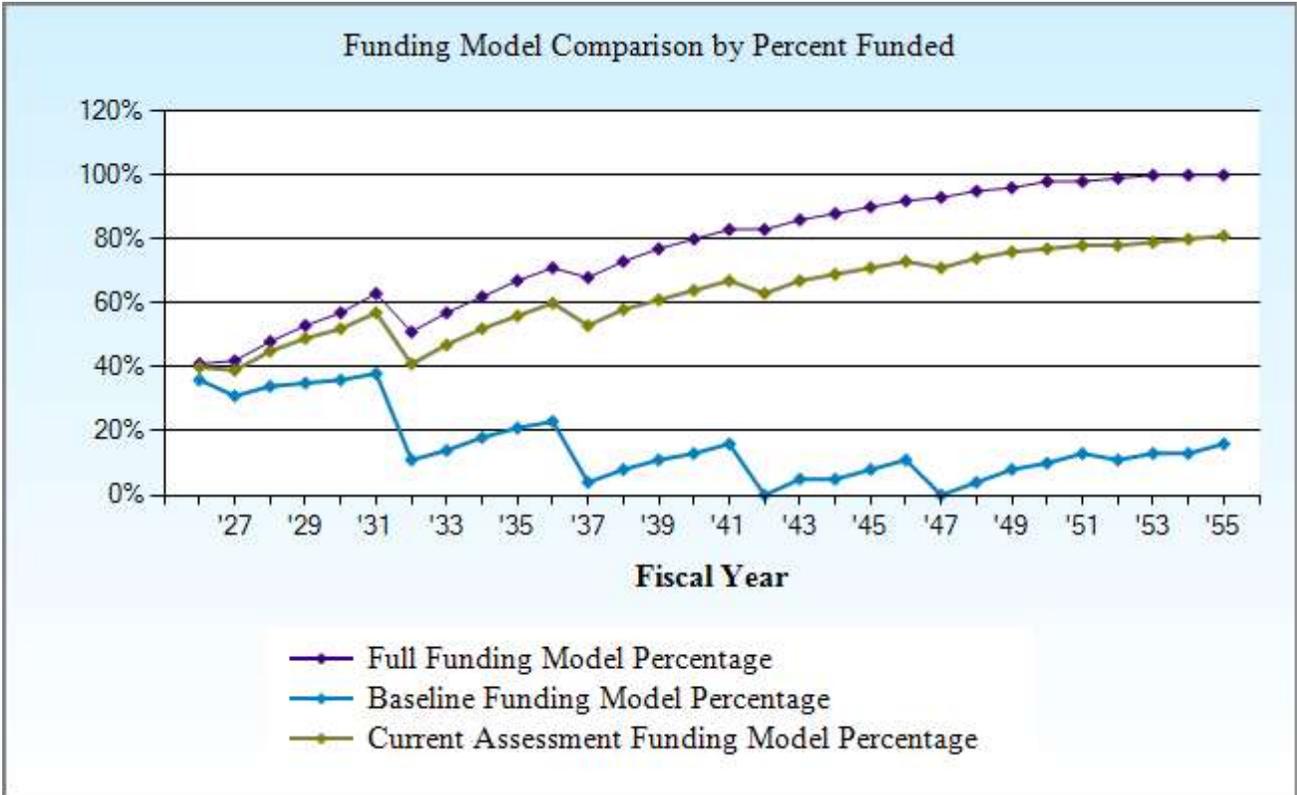
This chart compares the projected annual reserve account balances between the association's current contribution rate and the Full Funding model.



Comparison Charts

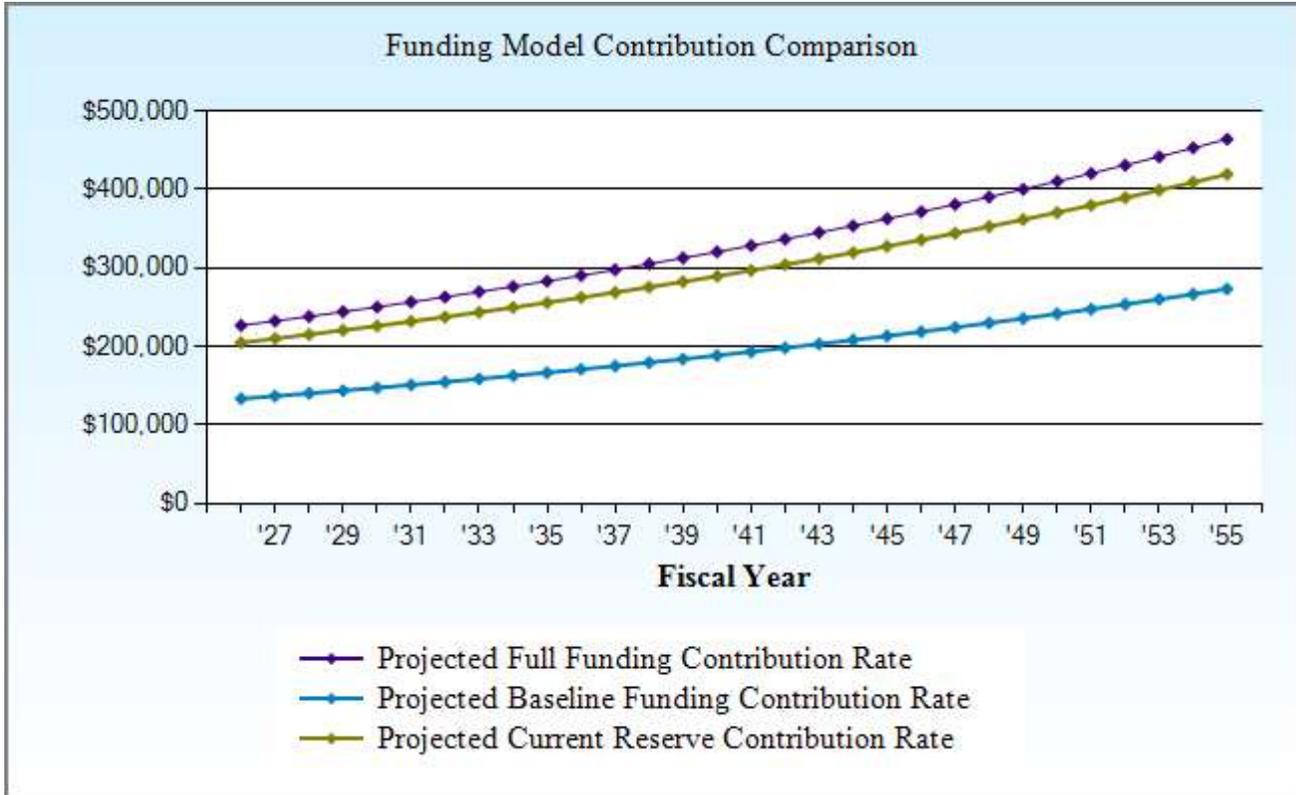
The charts within this section represent a visual comparison of the funding models included within this report. Each chart features a descriptive title indicating the data which is being compared and are extremely helpful for the association in comparing its current funding plan to the plans included within the study.

**Villages of Garrison Creek
Funding Model Comparison by Percent Funded**



This chart compares the association's projected percent funded on an annual basis between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.

**Villages of Garrison Creek
Funding Model Assessment Comparison Chart**



This chart compares the projected contribution rate between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.



Component Detail Report

The following section features a detailed breakdown of each of the association's reserve components. This section details component history, quantities, useful life, remaining useful life and cost breakdowns, among other important data. For Level I Full and Level II With-Site-Visit reports, this section also features maintenance recommendations and photographs of the components.

**Villages of Garrison Creek
Index of Funded Components**

Asset ID	Description	Replacement	Page
1000	Concrete - Repair Allotment	2026	56
1005	Asphalt - Repair & Sealcoat	2027	57
1007	Asphalt - Crack Fill	2026	58
1010	Asphalt - Grind & Overlay	2032	59
1015	Street Signs - Replace	2036	60
1020	Bridge - Repair/Replace (Pond)	2058	61
1025	Bridge Railings - Replace (Bridge 1)	2027	62
1030	Bridge Railings - Replace (Bridge 2)	2026	63
1035	Bridge Railings - Replace (Bridge 3)	2050	64
1040	Bridge Main Beams/Surface - Replace (Bridge 1)	2044	65
1045	Bridge Main Beams/Surface - Replace (Bridge 2)	2044	66
1050	Bridge Main Beams/Surface - Replace (Bridge 3)	2044	67
1060	Monument Sign - Refurb/Replace	2027	68
1070	Wood Fence - Replace	2026	69
1135	Landscape - Refurbish Allotment	2026	70
1145	Trees - Trim/Remove	2027	71
1150	Bark/Gravel - Replenish	2026	72
1155	Irrigation System - Replace	2037	73
1156	Irrigation System - Repair Allotment	2026	74
1160	Drainage System - Maintain	2026	75
1175	Pole Lights - Replace	2037	76
1185	Landscape Lights - Replace	2026	77
1190	West Pond - Remove Sediment	2042	78
1195	East Pond Liner - Replace	2040	79
1205	Clock Tower Exterior - Refurbish	2053	80
1210	Clock Tower Exterior - Repair & Paint	2033	81
1215	Storage Shed - Refurbish	2055	82
1220	Storage Shed Exterior - Repair & Paint	2031	83
1225	Creek Pump House - Refurbish	2026	84
2010	Benches - Replace	2026	85
2015	Gazebo Roof - Replace	2032	86
2020	Gazebo Exterior - Refurbish	2045	87
2025	Gazebo Exterior - Paint	2029	88
5000	Backflow Valve - Replace	2039	89
5005	Water Mains - Repair Allotment	2026	90
5010	Water Mains - Replace (PH 1, 2, 5, 6, 7)	2072	91
5011	Water Mains - Replace (PH 10)	2082	92

**Villages of Garrison Creek
Index of Funded Components**

Asset ID	Description	Replacement	Page
5015	Sump Pump - Replace (1 hp)	2033	93
5020	Sump Pump - Replace (2 hp)	2033	94
5025	Sump Pump - Replace (3/4 hp)	2033	95
5035	Creek Pump - Replace	2026	96
5050	Generator - Replace	2027	97
5055	Clock Tower Well Pump - Replace	2039	98
5060	Clock Tower Well Casing - Replace	2072	99
5065	Riding Lawnmower - Replace	2034	100
6010	Reserve Study - Annual Update	2026	101
6500	Mailbox Structures - Replace (2025-2030)	2026	102
7001	Mailbox Structures - Replace PH 1	2048	103
7005	Asphalt - Repair & Sealcoat PH 1	2029	104
7010	Asphalt - Grind & Overlay PH 1	2059	105
7500	Mailbox Structures - Replace PH 2	2048	106
7505	Asphalt - Repair & Sealcoat PH 2	2027	107
7510	Asphalt - Grind & Overlay PH 2	2027	108
7900	Mailbox Structures - Replace PH 5	2048	109
7905	Asphalt - Repair & Sealcoat PH 5	2027	110
7910	Asphalt - Repair & Sealcoat (Alley) PH 2/5/6	2029	111
7915	Asphalt - Grind & Overlay PH 5	2032	112
7920	Asphalt - Grind & Overlay (Alley) PH 2/5/6	2054	113
8000	Mailbox Structures - Replace PH 6	2048	114
8005	Asphalt - Repair & Sealcoat PH 6	2027	115
8010	Asphalt - Grind & Overlay PH 6	2032	116
8100	Mailbox Structures - Replace PH 7	2048	117
8105	Asphalt - Repair & Sealcoat PH 7	2027	118
8110	Asphalt - Grind & Overlay PH 7	2032	119
8200	Mailboxes - Replace PH 8	2043	120
8205	Asphalt - Repair & Sealcoat PH 8	2027	121
8210	Asphalt - Grind & Overlay PH 8	2042	122
8400	Mailbox Structures - Replace PH 9	2042	123
8405	Asphalt - Repair & Sealcoat PH 9	2027	124
8410	Asphalt - Grind & Overlay PH 9	2047	125
8600	Mailbox Structures - Replace PH 10	2030	126
8605	Metal Fencing - Replace PH 10	2026	127
8610	Gates/Equip - Replace PH 10	2026	128
8615	Monument - Replace PH 10	2026	129

**Villages of Garrison Creek
Index of Funded Components**

Asset ID	Description	Replacement	Page
8620	Asphalt - Repair & Sealcoat PH 10	2027	130
8625	Asphalt - Grind & Overlay PH 10	2037	131
	Total Funded Assets	65	
	Total Unfunded Assets	<u>11</u>	
	Total Assets	76	

**Villages of Garrison Creek
Detail Report by Category**

Concrete - Repair Allotment - 2026

			1 Allowance	@ \$10,000.00
Asset ID	1000		Asset Actual Cost	\$10,000.00
			Percent Replacement	100%
Category	Grounds		Future Cost	\$10,000.00
Placed in Service	January 2025			
Useful Life	4			
Adjustment	-3			
Replacement Year	2026			
Remaining Life	0			



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Estimate provided by client

Location: Concrete walkways, decorative and standard concrete entries at select villages, etc.

Component History: Concrete grinding 2022 \$1,157.93, 25 sections of cracked concrete replaced 2024 \$11,230.31, planned for additional work 2025 ~25 sidewalk panels @ \$400 each, ~\$10K total and \$25k for sidewalk repairs; additional work planned for 2026 ~25 sidewalk panels at ~\$400 each, ~\$10k total

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat - 2027

		54,275 GSF	@ \$0.40
Asset ID	1005	Asset Actual Cost	\$21,710.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$22,361.30
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt areas not within individual villages (primarily Garrison Village Way)

Component History: No history reported, an estimated in-service date of 2020 has been used for the purposes of this report; 2024 speed bump painting \$214.60

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Crack Fill

Asset ID	1007	1 Allowance	
		Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	January 2025		
No Useful Life			



Location: All asphalt areas within community

Component History: 2022 per prior reserve study, 2024 \$7,124.63, 2025 plans for crack sealing ~\$12k

Expenses which occur annually are typically best handled through the annual operating budget. We assume future crack filling expenses will be funded via the annual operating budget, therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay - 2032

		54,275 GSF	@ \$3.50
Asset ID	1010	Asset Actual Cost	\$189,962.50
		Percent Replacement	100%
Category	Grounds	Future Cost	\$226,825.16
Placed in Service	January 1997		
Useful Life	30		
Adjustment	5		
Replacement Year	2032		
Remaining Life	6		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history; extrapolated

Location: Asphalt areas not within individual villages (primarily Garrison Village Way)

Component History: No history reported

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Street Signs - Replace - 2036

		132 Each	@ \$250.00
Asset ID	1015	Asset Actual Cost	\$33,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$44,349.24
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	2036		
Remaining Life	10		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and quality/customization of signage selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Scattered throughout community, primarily adjacent to private roadways

Component History: Installed 2006 per prior reserve study, partial replacement in 2024 \$1,612

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Bridge - Repair/Replace (Pond) - 2058

Asset ID	1020	1 Each	@ \$12,750.00
Category	Grounds	Asset Actual Cost	\$12,750.00
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	35	Future Cost	\$32,832.30
Replacement Year	2058		
Remaining Life	32		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate previously provided by client, adjusted for inflation

Location: Bridge over pond along Garrison Village Way

Component History: Refurbished 2014, repairs 2020, replaced 2023 with combination of contractor & volunteer labor ~ \$12k

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Bridge Railings - Replace (Bridge 1) - 2027

			1 Allowance @ \$9,500.00
Asset ID	1025	Asset Actual Cost	\$9,500.00
Category	Grounds	Percent Replacement	100%
Placed in Service	January 1997	Future Cost	\$9,785.00
Useful Life	25		
Adjustment	5		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Extrapolated Client Cost History

Location: At walkway over creek at southern perimeter of community

Component History: Installed 1997 per prior reserve study, refurbished 2014, planned for railing replacement in 2027

Note 1: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

Note 2: Photo is intended to be representative and may not be of exact bridge phasing.

**Villages of Garrison Creek
Detail Report by Category**

Bridge Railings - Replace (Bridge 2) - 2026

		1 Allowance	@ \$9,500.00
Asset ID	1030	Asset Actual Cost	\$9,500.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$9,500.00
Placed in Service	January 1997		
Useful Life	25		
Adjustment	4		
Replacement Year	2026		
Remaining Life	0		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Extrapolated Client Cost History

Location: At walkway over creek at southern perimeter of community

Component History: Installed 1997 per prior reserve study, refurbished 2014, planned for replacement 2026

Note 1: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

Note 2: Photo is intended to be representative and may not be of exact bridge phasing.

**Villages of Garrison Creek
Detail Report by Category**

Bridge Railings - Replace (Bridge 3) - 2050

			1 Allowance	@ \$9,500.00
Asset ID	1035		Asset Actual Cost	\$9,500.00
			Percent Replacement	100%
Category	Grounds		Future Cost	\$19,311.54
Placed in Service	January 2025			
Useful Life	25			
Replacement Year	2050			
Remaining Life	24			



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Client Cost History

Location: At walkway over creek at southern perimeter of community

Component History: Installed 1997 per prior reserve study, refurbished 2014, 2025 \$9,501.53

Note 1: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

Note 2: Photo is intended to be representative and may not be of exact bridge phasing.

**Villages of Garrison Creek
Detail Report by Category**

Bridge Main Beams/Surface - Replace (Bridge 1) - 2044

		330 GSF	@ \$125.00
Asset ID	1040	Asset Actual Cost	\$41,250.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$70,225.36
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	2044		
Remaining Life	18		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work including whether bridges are refurbished or completely replaced.

Cost Source: Estimate provided by client for replacement of pond bridge, extrapolated & adjusted for inflation

Location: At walkway over creek at southern perimeter of community

Component History: Installed 1997 per prior reserve study, refurbished 2014

Note 1: Photo is from site visit performed for the association's 2024 reserve study and may no longer be representative of current condition.

Note 2: Photo is intended to be representative and may not be of exact bridge phasing.

**Villages of Garrison Creek
Detail Report by Category**

Bridge Main Beams/Surface - Replace (Bridge 2) - 2044

		80 GSF	@ \$125.00
Asset ID	1045	Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$17,024.33
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	2044		
Remaining Life	18		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work including whether bridges are refurbished or completely replaced.

Cost Source: Estimate provided by client for replacement of pond bridge, extrapolated & adjusted for inflation

Location: At walkway over creek at southern perimeter of community

Component History: Installed 1997 per prior reserve study, refurbished 2014

Note 1: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

Note 2: Photo is intended to be representative and may not be of exact bridge phasing.

**Villages of Garrison Creek
Detail Report by Category**

Bridge Main Beams/Surface - Replace (Bridge 3) - 2044

		115 GSF	@ \$125.00
Asset ID	1050	Asset Actual Cost	\$14,375.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$24,472.47
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	2044		
Remaining Life	18		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work including whether bridges are refurbished or completely replaced.

Cost Source: Estimate provided by client for replacement of pond bridge, extrapolated & adjusted for inflation

Location: At walkway over creek at southern perimeter of community

Component History: Installed 1997 per prior reserve study, refurbished 2014

Note 1: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

Note 2: Photo is intended to be representative and may not be of exact bridge phasing.

**Villages of Garrison Creek
Detail Report by Category**

Monument Sign - Refurb/Replace - 2027

		1 Each	@ \$2,500.00
Asset ID	1060	Asset Actual Cost	\$2,500.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$2,575.00
Placed in Service	January 1997		
Useful Life	30		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Entrance to community along SE Larch Ave

Component History: Repaired 2020

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Wood Fence - Replace

<p>Asset ID</p> <p>Category</p> <p>Placed in Service</p> <p>No Useful Life</p>	<p>1070</p> <p>Grounds</p> <p>January 1997</p>	<p>1 Allowance</p> <p>Asset Actual Cost</p> <p>Percent Replacement</p> <p>Future Cost</p>	<p>100%</p>
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Location: Fencing throughout community

Component History: No history reported

Client reports that all fencing within community is the responsibility of the adjacent lot owner to maintain, repair or replace and fencing along Lions Park is reportedly the responsibility of the City therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Landscape - Refurbish Allotment - 2026

			1 Allowance @ \$20,000.00
Asset ID	1135	Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$20,000.00
Placed in Service	January 2025		
Useful Life	1		
Replacement Year	2026		
Remaining Life	0		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Estimate provided by client

Location: Common area landscaping (including landscaping south of the creek which is reportedly not owned by the association but is maintained under an agreement)

Component History: Multiple projects in 2022 totaling \$4,580.04 at GVW and \$17,057.75 elsewhere in community, 2024 \$35k, 2025 landscaping and grading ~\$5,276.80

Note 1: Expenses which occur annually are typically best handled through the annual operating budget however we have included annual funding here as requested by client.

Note 2: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Trees - Trim/Remove - 2027

		1 Allowance	@ \$2,600.00
Asset ID	1145	Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$2,678.00
Placed in Service	January 2025		
Useful Life	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Client Cost History

Location: Trees throughout common area landscaping

Component History: 2 leaning trees at creek removed 2022 \$978.30, soil added to level gaps from tree removal 2022 \$1,195.70, 17 trees had suckers/branches removed 2022 at GVW entrance \$2,391.40, 2025 tree removal \$2,584

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Bark/Gravel - Replenish - 2026

		1 Allowance	@ \$2,100.00
Asset ID	1150	Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$2,100.00
Placed in Service	January 2024		
Useful Life	2		
Replacement Year	2026		
Remaining Life	0		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and quantity of bark/gravel purchased.

Cost Source: Inflated Client Cost History

Location: Bark, gravel, etc. throughout community

Component History: 2022 \$842.42 (prior study shows \$4,630), 2024 \$2,010.95

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Irrigation System - Replace - 2037

Asset ID	1155	1 Allowance	@ \$250,000.00
Category	Grounds	Asset Actual Cost	\$250,000.00
Placed in Service	January 1997	Percent Replacement	100%
Useful Life	40	Future Cost	\$346,058.47
Replacement Year	2037		
Remaining Life	11		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Throughout common area landscaping (owners are reportedly responsible for replacement of irrigation systems at individual lots)

Component History: No replacement history reported

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Irrigation System - Repair Allotment - 2026

			1 Allowance	@ \$5,000.00
Asset ID	1156		Asset Actual Cost	\$5,000.00
			Percent Replacement	100%
Category	Grounds		Future Cost	\$5,000.00
Placed in Service	January 2025			
Useful Life	1			
Replacement Year	2026			
Remaining Life	0			



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Estimate provided by client

Location: Throughout common area landscaping

Component History: Controller replacements 2022 \$416.78 & 2023 \$3,755.92

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Drainage System - Maintain

Asset ID	1160	1 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	January 1997	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Common area drainage

Component History: No history reported

When properly installed with no known defects or deficiencies, there is no predictable basis to expect maintenance, repair or replacement of the drainage system within the scope of this report, therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Pole Lights - Replace - 2037

		6 Each	@ \$2,800.00
Asset ID	1175	Asset Actual Cost	\$16,800.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$23,255.13
Placed in Service	January 1997		
Useful Life	30		
Adjustment	10		
Replacement Year	2037		
Remaining Life	11		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to roads and pathways, primarily within Phases 1 & 2

Component History: Light fixtures replaced 2021 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Landscape Lights - Replace

Asset ID	1185	1 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	January 1997	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Scattered common area locations, primarily at monument sign and clock tower

Component History: Assumed original to ~ 1997 construction of community

Typically there is no basis to expect complete replacement of these basic light fixtures in bulk and individual replacements are too small in cost to qualify for reserve funding. As a result, inspect and replace lights as needed through the annual operating budget.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

West Pond - Remove Sediment - 2042

		1 Allowance	@ \$89,000.00
Asset ID	1190	Asset Actual Cost	\$89,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$142,818.87
Placed in Service	January 2022		
Useful Life	20		
Replacement Year	2042		
Remaining Life	16		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and amount of sediment removed

Cost Source: Inflated client cost history

Location: Large pond along Garrison Village Way at Phase 7

Component History: Additional soil added 2022 \$597.85, sediment removed 2022 ~ \$84k per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

East Pond Liner - Replace - 2040

Asset ID	1195	1 Allowance	@ \$54,000.00
Category	Grounds	Asset Actual Cost	\$54,000.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$81,679.84
Replacement Year	2040		
Remaining Life	14		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Inflated client cost history

Location: Within central common area between Phases 7 & 8

Component History: Liner replaced 2020 ~ \$48k per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Clock Tower Exterior - Refurbish - 2053

			1 Allowance	@ \$7,900.00
Asset ID	1205		Asset Actual Cost	\$7,900.00
			Percent Replacement	100%
Category	Grounds		Future Cost	\$17,548.18
Placed in Service	January 2023			
Useful Life	30			
Replacement Year	2053			
Remaining Life	27			



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Inflated client cost history

Location: Exterior of clock tower, located at eastern end of Garrison Village Way

Component History: Refurbished 2023 \$7,643.78

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Clock Tower Exterior - Repair & Paint - 2033

			1 Allowance	@ \$1,700.00
Asset ID	1210		Asset Actual Cost	\$1,700.00
			Percent Replacement	100%
Category	Grounds		Future Cost	\$2,090.79
Placed in Service	January 2023			
Useful Life	10			
Replacement Year	2033			
Remaining Life	7			



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Inflated client cost history

Location: Exterior of clock tower, located at eastern end of Garrison Village Way

Component History: Painted 2020 ~ \$1200 per prior reserve study, painted 2023 \$1,630.50

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Storage Shed - Refurbish - 2055

			1 Allowance	@ \$8,000.00
Asset ID	1215		Asset Actual Cost	\$8,000.00
			Percent Replacement	100%
Category	Grounds		Future Cost	\$18,852.52
Placed in Service	January 2023			
Useful Life	32			
Replacement Year	2055			
Remaining Life	29			



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to clock tower, located at eastern end of Garrison Village Way

Component History: Installed 2023 \$45k

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Storage Shed Exterior - Repair & Paint - 2031

			1 Allowance	@ \$1,250.00
Asset ID	1220		Asset Actual Cost	\$1,250.00
			Percent Replacement	100%
Category	Grounds		Future Cost	\$1,449.09
Placed in Service	January 2023			
Useful Life	8			
Replacement Year	2031			
Remaining Life	5			

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior of storage shed, located at eastern end of Garrison Village Way

Component History: Installed 2023

**Villages of Garrison Creek
Detail Report by Category**

Creek Pump House - Refurbish

Asset ID	1225	1 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	January 2016	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Along creek at southern perimeter of property, just west of Path 2

Component History: Refurbished 2016 per prior study, plan for refurbishing 2025 to convert to storage shed \$1,500

Client reported that the creek pump house has been fully decommissioned and is planned to be demolished in the next two years (~2027), therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Benches - Replace

Asset ID	2010	8 Each	
Category	Recreation	Asset Actual Cost	
Placed in Service	January 1997	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Scattered common area locations

Component History: Planned for replacement 2023 per prior reserve study

Client reports that benches are repaired and maintained on an as-needed basis by community volunteers therefore no reserve funding included for widescale replacement under this standard of care.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Gazebo Roof - Replace - 2032

		600 GSF	@ \$6.50
Asset ID	2015	Asset Actual Cost	\$3,900.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$4,656.80
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Rooftop of gazebo, located at western end of Garrison Village Way

Component History: Replaced 2007 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Gazebo Exterior - Refurbish - 2045

Asset ID	2020	1 Allowance	@ \$10,000.00
Category	Recreation	Asset Actual Cost	\$10,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	24	Future Cost	\$17,535.06
Adjustment	3		
Replacement Year	2045		
Remaining Life	19		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Gazebo, located at western end of Garrison Village Way

Component History: Last major refurbish 2018 per prior study, handrails installed 2022 \$1,104.63

Note: Photo is from site visit performed for the association's 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Gazebo Exterior - Paint - 2029

			1 Allowance	@ \$2,500.00
Asset ID	2025		Asset Actual Cost	\$2,500.00
			Percent Replacement	100%
Category	Recreation		Future Cost	\$2,731.82
Placed in Service	January 2021			
Useful Life	8			
Replacement Year	2029			
Remaining Life	3			



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Gazebo, located at western end of Garrison Village Way

Component History: Last painted 2021 ~ \$2,300 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Backflow Valve - Replace - 2039

		1 Each	@ \$15,000.00
Asset ID	5000	Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$22,028.01
Placed in Service	January 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Water main serving Villages (Phases) 1, 2, 5, 6, 7

Component History: Installed 2024 ~ \$200k due to city requirement

**Villages of Garrison Creek
Detail Report by Category**

Water Mains - Repair Allotment - 2026

		1 Allowance	@ \$20,000.00
Asset ID	5005	Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$20,000.00
Placed in Service	January 2023		
Useful Life	3		
Replacement Year	2026		
Remaining Life	0		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Water mains serving Villages (Phases) 1, 2, 5, 6, 7 &10 (Villages 8 & 9 are reportedly individually metered)

Component History: Leak investigation 2023, 2024 \$3,968.09

**Villages of Garrison Creek
Detail Report by Category**

Water Mains - Replace (PH 1, 2, 5, 6, 7) - 2072

		8,285 LF	@ \$125.00
Asset ID	5010	Asset Actual Cost	\$1,035,625.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$4,033,804.64
Placed in Service	January 1997		
Useful Life	75		
Replacement Year	2072		
Remaining Life	46		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Private water mains serving Villages (Phases) 1, 2, 5, 6, 7 (151 homes total)

Component History: No history reported

**Villages of Garrison Creek
Detail Report by Category**

Water Mains - Replace (PH 10) - 2082

		870 LF	@ \$125.00
Asset ID	5011	Asset Actual Cost	\$108,750.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$569,264.16
Placed in Service	January 2007		
Useful Life	75		
Replacement Year	2082		
Remaining Life	56		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Private water mains serving Village (Phase) 10 (19 homes total)

Component History: No history reported

**Villages of Garrison Creek
Detail Report by Category**

Sump Pump - Replace (1 hp) - 2033

		1 Each	@ \$7,750.00
Asset ID	5015	Asset Actual Cost	\$7,750.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$9,531.52
Placed in Service	January 2021		
Useful Life	12		
Replacement Year	2033		
Remaining Life	7		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Inflated client cost history

Location: 765 Heron

Component History: Replaced 2021 ~ \$7,300 per prior reserve study

**Villages of Garrison Creek
Detail Report by Category**

Sump Pump - Replace (2 hp) - 2033

		1 Each	@ \$15,950.00
Asset ID	5020	Asset Actual Cost	\$15,950.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$19,616.49
Placed in Service	January 2021		
Useful Life	12		
Replacement Year	2033		
Remaining Life	7		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Inflated client cost history

Location: High water/ground water sump pump

Component History: Replaced 2021 ~ \$15k per prior reserve study

**Villages of Garrison Creek
Detail Report by Category**

Sump Pump - Replace (3/4 hp) - 2033		1 Each	@ \$7,100.00
Asset ID	5025	Asset Actual Cost	\$7,100.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$8,732.10
Placed in Service	January 2021		
Useful Life	12		
Replacement Year	2033		
Remaining Life	7		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Inflated client cost history

Location: Pond fill pump

Component History: Replaced 2021 ~ \$6,700 per prior reserve study

**Villages of Garrison Creek
Detail Report by Category**

Creek Pump - Replace

	Asset ID	5035	1 Each	
			Asset Actual Cost	
			Percent Replacement	100%
			Future Cost	
	Category	Equipment & Mechanical		
	Placed in Service	January 2014		
	No Useful Life			

Location: Along creek at southern perimeter of property, just west of Path 2, reportedly used for irrigation purposes only

Component History: Replaced 2014 per prior reserve study

Client reported plans to discontinue use of pump due to issues with sediment clogging irrigation heads and requested that funding be removed from the report. Funding removed accordingly.

**Villages of Garrison Creek
Detail Report by Category**

Generator - Replace - 2027

		1 Each	@ \$10,500.00
Asset ID	5050	Asset Actual Cost	\$10,500.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$10,815.00
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to path 2, along SE Creekside Drive

Component History: Installed 2007 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Clock Tower Well Pump - Replace - 2039

		1 Each	@ \$13,550.00
Asset ID	5055	Asset Actual Cost	\$13,550.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$19,898.63
Placed in Service	January 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Inflated Client Cost History

Location: Within well located within clock tower, reportedly used for irrigation purposes only

Component History: Replaced 2009 per prior reserve study, 2024 \$13,158.53

**Villages of Garrison Creek
Detail Report by Category**

Clock Tower Well Casing - Replace - 2072

		1 Each	@ \$100,000.00
Asset ID	5060	Asset Actual Cost	\$100,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$389,504.37
Placed in Service	January 1997		
Useful Life	75		
Replacement Year	2072		
Remaining Life	46		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within well located within clock tower, reportedly used for irrigation purposes only

Component History: Presumed drilled ~ 1997 construction of community

**Villages of Garrison Creek
Detail Report by Category**

Riding Lawnmower - Replace - 2034

		1 Each	@ \$6,500.00
Asset ID	5065	Asset Actual Cost	\$6,500.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$8,234.01
Placed in Service	January 2022		
Useful Life	12		
Replacement Year	2034		
Remaining Life	8		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment and accessories/attachments selected.

Cost Source: Inflated Client cost history

Location: TBD

Component History: Replaced 2022 \$6,059.83 including attachments

**Villages of Garrison Creek
Detail Report by Category**

Reserve Study - Annual Update

Asset ID	6010	1 Ann Update	
Category	Professional	Asset Actual Cost	
Placed in Service	January 2026	Percent Replacement	100%
No Useful Life		Future Cost	



Component History: 2023 WSV, 2024 WSV, 2025 NSV, 2026 NSV

It is recommended that this study is updated annually. Some states, including Washington and Oregon, feature statutes which require that studies be updated on an annual basis for many communities (consult with your legal counsel if you have questions about whether an update is required for your community). Some governing documents may also require that the study be updated annually. Regardless of any state requirements for updates, it is prudent to update your report annually to adjust for constantly changing information including, but not limited to, actual reserve account balance, actual project costs, vendor estimates, economic and market changes, etc. The cost to update your study annually is best treated through the operating budget, therefore no reserve funding included.

Key:

FULL = Level 1 Full Reserve Study

WSV = Level 2 With-Site-Visit Reserve Study

NSV = Level 3 No-Site-Visit Reserve Study

PCNYC = Level 4 Preliminary, Community Not Yet Constructed Reserve Study

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace (2025-2030) - 2026

Asset ID	6500	6 Each	@ \$2,200.00
Category	Other	Asset Actual Cost	\$13,200.00
Placed in Service	January 2025	Percent Replacement	100%
Useful Life	1	Future Cost	\$13,200.00
Replacement Year	2026		
Remaining Life	0		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate Provided by Client

Location: Adjacent to roadways

Component History: Installed 1997 per prior reserve study; 3 to be replaced in 2025 ~\$2,200 each

Client reported plans for the replacement of ~6 mailbox structures per year for the next 5 years.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace PH 1 - 2048

		2 Each	@ \$2,200.00
Asset ID	7001	Asset Actual Cost	\$4,400.00
		Percent Replacement	100%
Category	Village (Phase) 1	Future Cost	\$8,430.85
Placed in Service	January 2028		
Useful Life	20		
Adjustment	20		
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate Provided by Client

Location: Adjacent to roadways within Village (Phase) 1

Component History: Installed 1997 per prior reserve study; mailbox structures are planned for replacement from 2025-2030 at about \$2,200 per structure; an average in-service date of 2028 is used for future budgeting purposes

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 1 - 2029

		26,425 GSF	@ \$0.25
Asset ID	7005	Asset Actual Cost	\$6,606.25
		Percent Replacement	100%
Category	Village (Phase) 1	Future Cost	\$7,218.83
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated estimate provided by client

Location: Asphalt driving areas within Phase 1

Component History: 2024 in conjunction with Phase 2/5/6 Alley \$7,124.63

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 1 - 2059

		27,310 GSF	@ \$3.50
Asset ID	7010	Asset Actual Cost	\$95,585.00
		Percent Replacement	100%
Category	Village (Phase) 1	Future Cost	\$253,523.46
Placed in Service	January 2023		
Useful Life	35		
Adjustment	1		
Replacement Year	2059		
Remaining Life	33		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history

Location: Asphalt driving areas within Phase 1

Component History: Resurfaced 2023 \$89,432.93

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace PH 2 - 2048

		3 Each	@ \$2,200.00
Asset ID	7500	Asset Actual Cost	\$6,600.00
		Percent Replacement	100%
Category	Village (Phase) 2	Future Cost	\$12,646.28
Placed in Service	January 2028		
Useful Life	20		
Adjustment	20		
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate Provided by Client

Location: Adjacent to roadways within Village (Phase) 2

Component History: Installed 1998 per prior reserve study; mailbox structures are planned for replacement from 2025-2030 at about \$2,200 per structure; an average in-service date of 2028 is used for future budgeting purposes

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 2 - 2027

		12,510 GSF	@ \$0.40
Asset ID	7505	Asset Actual Cost	\$5,004.00
		Percent Replacement	100%
Category	Village (Phase) 2	Future Cost	\$5,154.12
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt driving areas within Phase 2

Component History: No history reported, an estimated in-service date of 2020 has been used for the purposes of this report

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 2 - 2027

		12,510 GSF	@ \$3.50
Asset ID	7510	Asset Actual Cost	\$43,785.00
		Percent Replacement	100%
Category	Village (Phase) 2	Future Cost	\$45,098.55
Placed in Service	January 1998		
Useful Life	30		
Adjustment	-1		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history, extrapolated

Location: Asphalt driving areas within Phase 2

Component History: Installed 1998 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace PH 5 - 2048

		3 Each	@ \$2,200.00
Asset ID	7900	Asset Actual Cost	\$6,600.00
		Percent Replacement	100%
Category	Village (Phase) 5	Future Cost	\$12,646.28
Placed in Service	January 2028		
Useful Life	20		
Adjustment	20		
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate provided by client

Location: Adjacent to roadways within Village (Phase) 5

Component History: Presumed original to ~ 2000-2002 construction, ;mailbox structures are planned for replacement from 2025-2030 at about \$2,200 per structure; an average in-service date of 2028 is used for future budgeting purposes

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 5 - 2027

		34,785 GSF	@ \$0.40
Asset ID	7905	Asset Actual Cost	\$13,914.00
		Percent Replacement	100%
Category	Village (Phase) 5	Future Cost	\$14,331.42
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt driving areas within Phase 5 (except alleys)

Component History: Sealed 2022 \$5,782.84

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat (Alley) PH 2/5/6 - 2029

		8,185 GSF	@ \$0.25
Asset ID	7910	Asset Actual Cost	\$2,046.25
		Percent Replacement	100%
Category	Village (Phase) 5	Future Cost	\$2,235.99
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated estimate provided by client

Location: Alley loop serving Phases 2/5/6

Component History: 2024 in conjunction with Phase 1 asphalt, total cost \$7,124.63

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 5 - 2032

		34,785 GSF	@ \$3.50
Asset ID	7915	Asset Actual Cost	\$121,747.50
		Percent Replacement	100%
Category	Village (Phase) 5	Future Cost	\$145,372.88
Placed in Service	January 1999		
Useful Life	30		
Adjustment	3		
Replacement Year	2032		
Remaining Life	6		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history; extrapolated

Location: Asphalt driving areas within Phase 5

Component History: Installed 1998 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay (Alley) PH 2/5/6 - 2054

		5,200 GSF	@ \$5.00
Asset ID	7920	Asset Actual Cost	\$26,000.00
		Percent Replacement	100%
Category	Village (Phase) 5	Future Cost	\$59,486.12
Placed in Service	January 2023		
Useful Life	30		
Adjustment	1		
Replacement Year	2054		
Remaining Life	28		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history

Location: Alley loop serving Phases 2/5/6

Component History: Removed & replaced 2023 \$25,153

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace PH 6 - 2048

		2 Each	@ \$2,200.00
Asset ID	8000	Asset Actual Cost	\$4,400.00
		Percent Replacement	100%
Category	Village (Phase) 6	Future Cost	\$8,430.85
Placed in Service	January 2028		
Useful Life	20		
Adjustment	20		
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate Provided by Client

Location: Adjacent to roadways within Village (Phase) 6

Component History: Installed 2000 per prior reserve study; ;mailbox structures are planned for replacement from 2025-2030 at about \$2,200 per structure; an average in-service date of 2028 is used for future budgeting purposes

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 6 - 2027

		40,730 GSF	@ \$0.40
Asset ID	8005	Asset Actual Cost	\$16,292.00
		Percent Replacement	100%
Category	Village (Phase) 6	Future Cost	\$16,780.76
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt driving areas within Phase 6

Component History: No history reported, an estimated in-service date of 2020 has been used for the purposes of this report

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 6 - 2032

		40,730 GSF	@ \$3.50
Asset ID	8010	Asset Actual Cost	\$142,555.00
		Percent Replacement	100%
Category	Village (Phase) 6	Future Cost	\$170,218.12
Placed in Service	January 2000		
Useful Life	30		
Adjustment	2		
Replacement Year	2032		
Remaining Life	6		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history; extrapolated

Location: Asphalt driving areas within Phase 6

Component History: Installed 2000 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace PH 7 - 2048

		3 Each	@ \$2,200.00
Asset ID	8100	Asset Actual Cost	\$6,600.00
		Percent Replacement	100%
Category	Village (Phase) 7	Future Cost	\$12,646.28
Placed in Service	January 2028		
Useful Life	20		
Adjustment	20		
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate Provided by Client

Location: Adjacent to roadways within Village (Phase) 7

Component History: Installed 2003 per prior reserve study; mailbox structures are planned for replacement from 2025-2030 at about \$2,200 per structure; an average in-service date of 2028 is used for future budgeting purposes

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 7 - 2027

		46,140 GSF	@ \$0.40
Asset ID	8105	Asset Actual Cost	\$18,456.00
		Percent Replacement	100%
Category	Village (Phase) 7	Future Cost	\$19,009.68
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt driving areas within Phase 7

Component History: No history reported, an estimated in-service date of 2020 has been used for the purposes of this report

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 7 - 2032

		46,140 GSF	@ \$3.50
Asset ID	8110	Asset Actual Cost	\$161,490.00
		Percent Replacement	100%
Category	Village (Phase) 7	Future Cost	\$192,827.51
Placed in Service	January 2003		
Useful Life	30		
Adjustment	-1		
Replacement Year	2032		
Remaining Life	6		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history; extrapolated

Location: Asphalt driving areas within Phase 7

Component History: Installed 2003 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailboxes - Replace PH 8 - 2043

		3 Each	@ \$3,000.00
Asset ID	8200	Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Category	Village (Phase) 8	Future Cost	\$14,875.63
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to roadways within Village (Phase) 8

Component History: Installed 2018 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 8 - 2027

		44,380 GSF	@ \$0.40
Asset ID	8205	Asset Actual Cost	\$17,752.00
		Percent Replacement	100%
Category	Village (Phase) 8	Future Cost	\$18,284.56
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt driving areas within Phase 8

Component History: No history reported, an estimated in-service date of 2020 has been used for the purposes of this report

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 8 - 2042

		44,380 GSF	@ \$3.50
Asset ID	8210	Asset Actual Cost	\$155,330.00
		Percent Replacement	100%
Category	Village (Phase) 8	Future Cost	\$249,259.05
Placed in Service	January 2010		
Useful Life	30		
Adjustment	2		
Replacement Year	2042		
Remaining Life	16		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated Client cost history; extrapolated

Location: Asphalt driving areas within Phase 8

Component History: Installed 2010 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace PH 9 - 2042

		3 Each	@ \$3,000.00
Asset ID	8400	Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Category	Village (Phase) 9	Future Cost	\$14,442.36
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	2042		
Remaining Life	16		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to roadways within Village (Phase) 9

Component History: Installed 2017 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 9 - 2027

		43,820 GSF	@ \$0.40
Asset ID	8405	Asset Actual Cost	\$17,528.00
		Percent Replacement	100%
Category	Village (Phase) 9	Future Cost	\$18,053.84
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt driving areas & walking path within Phase 9

Component History: No history reported, an estimated in-service date of 2020 has been used for the purposes of this report

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 9 - 2047

		43,820 GSF	@ \$3.50
Asset ID	8410	Asset Actual Cost	\$153,370.00
		Percent Replacement	100%
Category	Village (Phase) 9	Future Cost	\$285,313.38
Placed in Service	January 2015		
Useful Life	30		
Adjustment	2		
Replacement Year	2047		
Remaining Life	21		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history; extrapolated

Location: Asphalt driving areas & walking path within Phase 9

Component History: Installed 2015 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Mailbox Structures - Replace PH 10 - 2030

		2 Each	@ \$3,000.00
Asset ID	8600	Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Village (Phase) 10	Future Cost	\$6,753.05
Placed in Service	January 2010		
Useful Life	20		
Replacement Year	2030		
Remaining Life	4		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to roadways within Village (Phase)10

Component History: Installed 2010 per prior reserve study

**Villages of Garrison Creek
Detail Report by Category**

Metal Fencing - Replace PH 10

Asset ID	8605	1 Allowance	
Category	Village (Phase) 10	Asset Actual Cost	
Placed in Service	January 2007	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Partial perimeter of Village 10

Component History: No history reported

Client reports that metal fencing at Village 10 is the responsibility of the individual village, not The Villages of Garrison Creek, to maintain, repair or replace. No reserve funding included accordingly.

Note: Photo is from site visit performed for the association's 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Gates/Equip - Replace PH 10

Asset ID	8610	1 Allowance	
Category	Village (Phase) 10	Asset Actual Cost	
Placed in Service	January 2007	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Entrances to Village 10

Component History: No history reported

Client reports that gates and associated equipment at Village 10 are the responsibility of the individual village, not The Villages of Garrison Creek, to maintain, repair or replace. No reserve funding included accordingly.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Monument - Replace PH 10

Asset ID	8615	2 Each	
Category	Village (Phase) 10	Asset Actual Cost	
Placed in Service	January 2007	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Adjacent to entrances at Village 10

Component History: No history reported

Client reports that any monument signage at Village 10 is the responsibility of the individual village, not The Villages of Garrison Creek, to maintain, repair or replace. No reserve funding included accordingly.

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Repair & Sealcoat PH 10 - 2027

		20,965 GSF	@ \$0.40
Asset ID	8620	Asset Actual Cost	\$8,386.00
		Percent Replacement	100%
Category	Village (Phase) 10	Future Cost	\$8,637.58
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Asphalt driving areas within Phase 10

Component History: No history reported, an estimated in-service date of 2020 has been used for the purposes of this report

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

**Villages of Garrison Creek
Detail Report by Category**

Asphalt - Grind & Overlay PH 10 - 2037

		20,965 GSF	@ \$3.50
Asset ID	8625	Asset Actual Cost	\$73,377.50
		Percent Replacement	100%
Category	Village (Phase) 10	Future Cost	\$101,571.62
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history; extrapolated

Location: Asphalt driving areas within Phase 10

Component History: Installed 2007 per prior reserve study

Note: Photo is from site visit performed for the association’s 2024 reserve study and may no longer be representative of current condition.

Common Terms & Definitions

A portion of this information is from the National Reserve Study Standards (NRSS) published by Community Associations Institute, dated 07/2023. A link to the full National Reserve Study Standards document can be found here: [National Reserve Study Standards](#)

ADEQUATE RESERVES	A replacement reserve fund and equitable multi-year funding plan which together provide for the reliable and timely execution of major repair and replacement projects as defined within National Reserve Study Standards without reliance on additional supplemental funding.
ALLOWANCE (QUANTITY)	When used in reference to quantity, the term allowance means that the component could not be reasonably quantified to assign a unit cost and therefore a flat cost allowance has been used.
ALLOWANCE (COST)	When used in reference to cost, the term allowance refers to the cost range assigned to that component. For example, the cost allowance for replacement of a roof may be \$4.00 per square foot to \$6.00 per square foot.
CAPITAL IMPROVEMENT	Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.
CASH FLOW METHOD	A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
COMMON AREA	Areas identified within the association's governing documents that the association is obligated to maintain, repair or replace.
COMPONENT	The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. predictable in nature, and 3. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.
COMPONENT INVENTORY	The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.
COMPONENT METHOD	A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components.
CONDITION ASSESSMENT	The task of evaluating the current condition of the component based on

observed or reported characteristics.

CY

Cubic yards.

EFFECTIVE AGE

The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS

The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

FULLY FUNDED

100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

FULLY FUNDED BALANCE (FFB) An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be \$4,000.

FUND STATUS

The status of the reserve fund reported in terms of cash or percent funded.

FUNDING GOALS

Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

- **Baseline Funding:** Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.
- **Threshold Funding:** Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “Fully Funded” with respective higher risk or less risk of cash problems.
- **Full Funding:** Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.

It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

FUNDING PLAN	An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.
FUNDING PRINCIPLES	The reserve study must provide a funding plan addressing these principles: <ul style="list-style-type: none">• Sufficient funds when required.• Stable contribution rate over the years.• Equitable contribution rate over the years.• Fiscally responsible.
GSF	Gross square feet.
GSY	Gross square yards.
INITIAL YEAR	The first fiscal year of the financial analysis or funding plan.
LIFE ESTIMATES	The task of estimating the useful life and remaining useful life of the reserve components.
LF	Lineal feet.
MAINTENANCE	Maintenance is the process of maintaining or preserving an item, or the state of being maintained. Maintenance is often defined in three ways, preventive maintenance, corrective maintenance and deferred maintenance.
PERCENT FUNDED	The ratio, at a particular point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan in light of the association's risk tolerance.
PERIODIC STRUCTURAL INSPECTION	Structural system inspections aimed at identifying issues when they become evident. This inspection is outside of the scope of a reserve study and is to be conducted by client independently, with the results of such inspection incorporated in the reserve study as applicable.
PHYSICAL ANALYSIS	The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.
REMAINING USEFUL LIFE (RUL)	Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.
REPLACEMENT COST	The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including

but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

RESERVE BALANCE

Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.

RESERVE PROVIDER

An individual who prepares reserve studies. In many instances the reserve provider will possess a specialized designation such as the Reserve Specialist (RS) designation provided by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards.

RESERVE STUDY

A budget planning tool which identifies the components that the association is responsible to maintain, repair or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study is conducted for budget and cash flow purposes only and tasks outside the scope of a reserve study include, but are not limited to, construction evaluation, intrusive or destructive testing, preventive maintenance plans and structural or safety evaluations.

SPECIAL ASSESSMENT

A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

USEFUL LIFE (UL)

The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

VALUATION ESTIMATES

The task of estimating the current cost for the reserve components.

Disclosures

The report was prepared by, or with the oversight of, Karen McDonald, CMCA, AMS, PCAM, RS, Reserve Study Specialist (RS) # 355 through Community Associations Institute, on behalf of Accurate Reserve Professionals, LLC ("ARP") and is subject to all terms, conditions, limitations and disclaimers of any contracts between client and ARP regarding this report and the services provided by ARP for client in connection with this report.

As of the date of this report, there are no known conflicts of interest involving ARP and the client for which this report was prepared. ARP has no familial or marital relationship with client, no ownership interest in client, and no ongoing business relationship with client.

Any site visit work performed in the process of preparing this report included a limited non-invasive visual walk through of areas identified by client, and reliance by ARP upon client's representations that such areas constituted a representative sampling of the organization's common areas. No destructive testing was performed. Unless otherwise noted, and in addition to any information provided directly by client, the component list and quantities for Level IV Preliminary Community Not Yet Constructed reports are developed using plans and drawings. Level I Full report component lists are developed using field measurements, other technology available (satellite imagery, etc.) and data provided by client. All quantities are an approximate estimate and may not be exact. Any site visit is not considered a site inspection, project audit or quality inspection of any areas or projects. Structural integrity evaluations are beyond the scope of a reserve study and were not performed as part of this report. ARP lacks information to incorporate necessary corrective maintenance costs and timing for structural work, if any, unless provided by client.

If this report is an update of a prior reserve study, it is reliant on the validity of the prior study(s) and ARP cannot guarantee the accuracy of this report.

This report attempts to include all reserve components identified by client, including best efforts to note any unfunded components within the inventory appendix.

Any information provided by client regarding financial information, physical conditions, quantities, historical issues, components, designs, and current and prior reserve projects, is relied upon by ARP as accurate, true and correct, in preparing this report (the "**Provided Information**"). ARP can only be aware of preventive maintenance plans or programs that have been disclosed by the client. This report is for the client's sole use and shall not be used by or relied upon by third parties for any purpose. Use of the Provided Information by ARP is not intended to validate the accuracy of such information and this report is not an audit, quality/forensics analysis or a background check of the client's historical records, preventive maintenance plan(s) or the Provided Information.

The actual or projected starting balance within this Reserve Study is based upon information provided by client and was not audited or verified in any way. To the best of ARP's knowledge and based upon the information provided to ARP by client, at the time of generating this report there are no known material issues excluded from this report which would affect the data provided.

For Level II With-Site-Visit and Level III No-Site-Visit reports, the client is considered to have deemed the previously developed component quantities as accurate and reliable. This data is not audited or verified in any way for these reports.

The report is for client's internal use and based on the Provided information and may not be relied upon by third parties for any reason. Visual inspections are to verify existence and appearance of assets. ARP does not

guarantee the accuracy of the information in the reports, and Client may not fully rely on the final figures in the report, due to a variety of factors outside of ARP's control and knowledge, including but not limited to reliance on information provided by Client and other third parties that may be inaccurate, incomplete, or inadequate, hidden damages, latent defects, economic factors, labor and material costs, environmental factors, deferred maintenance, and other such factors.

Washington State Client Disclosures

This reserve study report meets the requirements of RCW 64.34.382, 64.38.070 and 64.90.550.

Washington State Client Disclosure for Clients Under RCW 64.34.682 and 64.38.070

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component."

Washington State Client Disclosure for Clients Under RCW 64.90.550

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement."